

Annual Report

Alpine View Lifestyle Village Limited
For the year ended 31 March 2025

Prepared by Qestral Corporation Limited

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Directory

Alpine View Lifestyle Village Limited **For the year ended 31 March 2025**

Nature of Business

Retirement Village Operator

Registered Office

148 Victoria Street
Christchurch Central
Christchurch 8013

New Zealand Business Number

1718033

IRD Number

093-331-028

Directors

John William Dudley Ryder
Jeremy O'Dowd
Simon John O'Dowd

Tax Agents

PricewaterhouseCoopers New Zealand

Bankers

ANZ Bank New Zealand Limited

Solicitors

Cavell Leitch Law
Christchurch

Shareholders

Qestral Corporation Limited - 3000 **Ordinary Shares**

Retirement Village Registration Number

2377656

Statutory Supervisor

Covenant Trustee Services Limited

Auditors

Ernst & Young

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

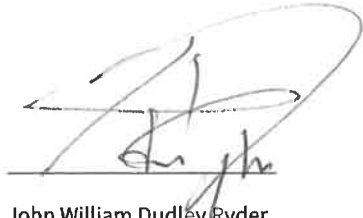
Director's Annual Report

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

The Board of Directors present here their Annual Report including the Financial Statement of Alpine View Lifestyle Village Limited (IFRS) for year ended 31 March 2025.

The Directors confirm that the shareholders have exercised their right under section 211 (3) of the Companies Act 1993 and have unanimously agreed that this report need not comply with paragraphs (a) and (e) to (i) of section 211 (1).

These Financial Statements were authorised for and on behalf of the board on 21 July 2025 by



John William Dudley Ryder
Chairman

Date



Simon John O'Dowd
Managing Director

Date

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

Statement of Profit or Loss

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

	NOTES	2025	2024
Profit or (Loss)			
Income			
Deferred Management Fees	2	4,131,987	3,310,869
Interest Received	2	4,707	13,496
Lodge Restaurant, Cafe & Bar Income	2	181,426	188,994
Care Centre Fee Income	2	4,239,982	4,278,297
Resident Care Income	2	192,879	212,157
Residents Fees & Recoveries	2	1,528,121	1,478,636
Sundry Income	2	263,832	446,472
Total Income		10,542,934	9,928,920
Other Income			
Fair Value Movement of Investment Property	7	16,490,901	29,243,240
Fair Value Movement of Property, Plant, and Equipment	6	-	(40,000)
Total Other Income		16,490,901	29,203,240
Total Income		27,033,835	39,132,160
Less Expenses			
Operating Expenses	4	10,931,938	10,090,477
Finance Expenses	5	707,351	907,863
Depreciation & Amortisation	6	543,288	553,968
Total Expenses		12,182,578	11,552,308
Net Profit (Loss) Before Taxation		14,851,257	27,579,852
Income Tax Expense/(Benefit)	9	(174,577)	150,924
Net Profit (Loss) for the Year		15,025,834	27,428,928

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

Statement of Comprehensive Income

Alpine View Lifestyle Village Limited
For the year ended 31 March 2025

	NOTES	2025	2024
Comprehensive Income			
Profit for the Year		15,025,834	27,428,928
Items not reclassified subsequently to profit and loss			
Revaluation of Property, Plant, and Equipment (Net of Tax)	6	1,072,402	386,854
Other Comprehensive Income		1,072,402	386,854
Total Comprehensive Income		16,098,237	27,815,782

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

Statement of Changes in Equity

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

	NOTE	SHARE CAPITAL	REVALUATION RESERVE	RETAINED EARNINGS	TOTAL EQUITY
2024					
Movement					
As at 1 April 2023	-	-	946,048	86,499,269	87,445,317
Profit for the Period	-	-	-	27,428,928	27,428,928
Other Comprehensive Income for the Period	-	-	386,854	-	386,854
Total Comprehensive Income	-	-	1,332,902	113,928,197	115,261,099
As at 31 March 2024	-	-	1,332,902	113,928,197	115,261,099
2025					
Movement					
As at 1 April 2024	-	-	1,332,902	113,928,197	115,261,099
Profit for the Period	-	-	-	15,025,834	15,025,834
Other Comprehensive Income for the Period	-	-	1,072,402	-	1,072,402
Total Comprehensive Income	-	-	2,405,304	128,954,031	131,359,335
As at 31 March 2025	-	-	2,405,304	128,954,031	131,359,335

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

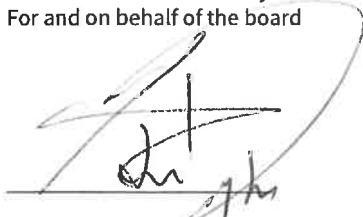
Statement of Financial Position

Alpine View Lifestyle Village Limited
As at 31 March 2025

	NOTES	31 MAR 2025	31 MAR 2024
Equity			
Share Capital	12	-	-
Retained Earnings		128,954,031	113,928,197
Asset Revaluation Reserve		2,405,304	1,332,902
Total Equity		131,359,335	115,261,099
Current Assets			
Cash		51,776	329,716
Accounts Receivables		249,275	131,106
Prepayments		554,336	646,964
Pending Settlements		2,505,441	1,427,658
GST Receivable		34,113	-
Stock on Hand		13,504	25,446
Tax Refund Due		1,413	4,134
Total Current Assets		3,409,857	2,565,024
Current Liabilities			
Accounts Payables		434,480	312,306
GST Payable		333,752	360,344
Qestral Corporation Ltd	10	19,469,940	20,363,987
Sundry Creditors		535,911	478,699
Resident Loans	8	125,555,259	122,587,668
Revenue Received in Advance	3	10,763,150	10,757,404
Maintenance Fund Reserve		9,959	9,959
Total Current Liabilities		157,102,452	154,870,367
Available Working Capital		(153,692,595)	(152,305,343)
Non-Current Assets			
Property, Plant and Equipment	6	16,721,701	15,897,240
Investment Property	7	268,330,229	251,669,201
Total Non-Current Assets		285,051,930	267,566,442
Net Assets		131,359,335	115,261,099

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

Authorised for issue 21 July 2025
For and on behalf of the board



John William Dudley Ryder
Chairman

Date



Simon John O'Dowd
Managing Director

Date

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

Statement of Cash Flows

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

	2025	2024
Operating Activities		
Receipts from residents for care fees and village services	6,288,070	6,732,419
Net Receipts for resident loans	6,027,541	4,168,473
Payments to suppliers and employees	(10,708,686)	(10,349,335)
Interest received	4,707	13,496
Finance costs	(707,351)	(907,863)
Income tax refunded/(paid)	2,721	(2,237)
Net Cash Flows from Operating Activities	907,002	(345,047)
Investing Activities		
Payment for investment properties	(170,127)	(563,439)
Payment for property, plant and equipment	(120,770)	(285,872)
Net Cash Flows from Investing Activities	(290,897)	(849,311)
Financing Activities		
Related Entity Advances	(894,046)	956,109
Other cash items	-	-
Net Cash Flows from Financing Activities	(894,046)	956,109
Net Cash Flows	(277,941)	(238,250)
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	329,716	567,966
Net change in cash for period	(277,941)	(238,250)
Cash and cash equivalents at end of period	51,776	329,716

These Financial Statements should be read in conjunction with the attached Notes to the Financial Statements.

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

1. Summary of Accounting Policies

Reporting Entity

Alpine View Lifestyle Village Limited (the 'Company') is a for-profit company incorporated and domiciled in New Zealand and is registered under the Companies Act 1993.

The financial statements presented for the year ended 31 March 2025 are those of Alpine View Lifestyle Village Limited. The Company operates a retirement village based in Christchurch, New Zealand.

The parent company is Qestral Corporation Limited.

Basis of Preparation

These financial statements have been prepared in accordance with generally accepted accounting practice in New Zealand (NZ GAAP) and the Retirement Villages Act 2003. They comply with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime as appropriate for profit-oriented entities in Tier 2 (NZ IFRS RDR). The Company is eligible to report in accordance with NZ IFRS RDR on the basis that it does not have public accountability and is not a large for profit/public sector entity.

These financial statements are expressed in New Zealand dollars, which is the Company's functional currency. All financial information has been rounded to the nearest thousand, unless otherwise stated.

The measurement basis adopted in the preparation of these financial statements is historical cost with the exception of the items noted below.

- Investment Property - Note 7
- Property, Plant, and Equipment - Note 6

Specific Accounting policies

Accounting policies that summarise the measurement basis used and are relevant to the understanding of the financial statements are provided throughout the accompanying notes.

The accounting policies adopted have been applied consistently throughout the periods presented in these financial statements.

Critical Accounting Estimates and Judgements

In preparing the financial statements management has made estimates and assumptions about the future that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results may differ from those estimates.

Estimates and assumptions are regularly 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 principal areas of judgement in preparing these financial statements are described in the following notes:

- Deferred management fee - Note 8
- Valuation of Property, Plant, and Equipment - Note 6
- Valuation of Investment Property - Note 7

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

2. Revenue

Sundry Income is recognised over the period in which the services are rendered.

Deferred Management Fees are recognised as revenue on a straight-line basis over the expected period of occupancy. This requires management to estimate the period of occupancy for villas and apartments.

The Directors in conjunction with the valuer estimate the average period of occupancy to be 9.1 years (2024: 9.0) for standalone houses, 5.9 years (2024: 5.2 years) for serviced apartments, and 2.9 years (2024: 2.9 years) for care suites based on their experience in the industry.

Interest income is recognised in the income statement as it accrues, using the effective interest method.

3. Revenue Received in Advance.

Revenue Received in Advance represents the amounts by which the Deferred Management Fees recognised over the contractual period exceed the recognition of Deferred Management Fees on the anticipated period of Occupancy.

4. Operating Expenses

	2025	2024
Operating Expenses		
Operating Expenses		
Employee Related Costs	5,534,340	5,330,563
Property Related Costs	2,289,423	1,926,048
Other Operating Expenses	3,108,175	2,833,867
Total Operating Expenses	10,931,938	10,090,477
Donations	5,333	4,510
Lease & Rental Payments	41,978	41,279

5. Finance Costs

Finance costs paid by Qestral Corporation Limited for buildings and Investment Property owned by the Company have been charged to the Company at cost.

Borrowing costs are capitalised for Property, Plant, and Equipment (Note 6) and Investment Property (Note 7) if they are directly attributable to the construction or production of a qualifying asset. Capitalisation of borrowing costs commences when the activities to prepare the asset commence and expenditures and borrowing costs are incurred. Capitalisation of borrowing costs continues until the assets are substantially ready for their intended use.

	2025	2024
Finance Costs		
Interest - Syndication	707,351	907,863
Total Finance Costs	707,351	907,863

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

6. Property, Plant, and Equipment

All fixed assets, except for Care and Dementia Centres land and buildings, are stated at historical cost less depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Land and buildings are stated at fair value less accumulated depreciation and impairment losses recognised after the date of revaluation.

Land, buildings, and chattels are classified as Property, Plant, and Equipment when they are used to generate revenue through the provisions of goods and services or for administrative purposes. As residents occupying our Care and Dementia Centres require services including nursing, care, meals, and laundry, the buildings in which they live are considered to be operated by the Group to generate this revenue and are classified as Property, Plant, and Equipment.

Care and Dementia Centres land and buildings are measured at fair value on an annual basis.

Any revaluation surplus is recognised in other comprehensive income unless it reverses a revaluation decrease of the same asset previously recognised in the income statement. Any revaluation deficit is recognised in the income statement unless it directly offsets a previous surplus in the same asset in other comprehensive income. Any accumulated depreciation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Upon disposal, any revaluation reserve relating to the particular asset being sold is transferred to retained earnings. Independent revaluations are performed with sufficient regularity to ensure that the carrying amount does not differ materially from the asset's fair value at the balance sheet date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the entity and the cost of the item can be measured reliably. All other costs are charged to the Income Statement during the financial period in which they are incurred.

Depreciation is provided on a straight-line basis over the estimated useful lives of the asset as follows. Land is not depreciated.

Depreciation rates are as followed.

- Buildings & Improvements: 2%
- Chattels: 6 - 67%

An item of Property, Plant and Equipment and any significant part initially recognised is derecognised upon disposal (i.e. at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and carrying amount of the asset) is included in the Statement of Profit or Loss when the asset is derecognised.

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

	LAND	BUILDING & IMPROVEMENTS	CHATELS	TOTAL
Year Ended March 2025				
Cost	447,260	13,505,510	3,261,894	17,214,664
Accumulated Depreciation	-	(626,456)	(1,683,372)	(2,309,828)
Revaluation Gain/(Loss)	(27,260)	1,844,125	-	1,816,865
Closing Net Book Value	420,000	14,723,179	1,578,522	16,721,701
	LAND	BUILDING & IMPROVEMENTS	CHATELS	TOTAL
Reconciliation				
Opening Net Book Value	420,000	13,740,515	1,736,725	15,897,240
Add/(Less)	-	10,495	110,275	120,770
Additions	-	-	-	-
Disposals	-	-	-	-
Depreciation for the Year	-	(274,810)	(268,478)	(543,288)
Finance Costs Capitalised	-	-	-	-
Revaluation Gain/(Loss)	-	1,246,979	-	1,246,979
Total Reconciliation	420,000	14,723,179	1,578,522	16,721,701

Revaluation

An independent valuation to determine the fair value of all completed Care and dementia Centres land and buildings which are classified as land and Buildings was carried out as at 31 March 2025 by CBRE Limited, an independent registered valuer. CBRE determines the fair value of Care Centres (excluding units under occupation right agreement) using earnings based multiple approach. Significant assumptions used in the most recent valuation include market value per care bed of \$129,113 and an individual unit earning capitalisation rate of 12.25%.

Revaluation of Care Units

To assess the market value of the Company's interest in the units under occupation right agreement held as Property, Plant, and Equipment, CBRE have undertaken a cash flow analysis to derive a net present value. Significant assumptions used by CBRE include a discount rate of 13.25%. Other assumptions used include the stabilised departing occupancy period of units of 2.9 years.

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

7. Investment Property

Investment properties are held to earn rental income and for capital appreciation. They comprise land and buildings and associated equipment and furnishings related to independent living units, serviced apartments, care suites and common facilities in the retirement village. Investment properties include land acquired with the intention of constructing a retirement village. All retirement village units that are contracted with an ORA are classified as Investment Property as the majority of the net operating cash flows generated are for the purpose of earning rental income and capital appreciation. Investment Property is initially recognised at cost and subsequently measured at fair value with any change in fair value recognised in profit or loss.

The cost of retirement units includes directly attributable construction costs and other costs necessary to bring the retirement units to working condition for their intended use. These other costs include professional fees and consents, interest during the build period and head office costs directly related to the construction of the retirement units. Where costs are apportioned across more than one asset, the apportionment methodology is determined by considering the nature of the cost. Land acquired with the intention of constructing Investment Property on it is classified as Investment Property from the date of acquisition. Rental income from Investment Property, being deferred management fees, is accounted for as described in Note 2.

Note 5 provides details on capitalised borrowing costs.

	2025	2024
Investment Property		
Opening Balance	251,669,201	221,862,522
Additions - Development	170,127	563,439
Net Revaluation Movement	16,490,901	29,243,240
Total Investment Property	268,330,229	251,669,201

Valuation

The valuation of the Investment Property is as follows:

Date of Valuation:	31 March 2025
Name and Qualifications of Valuer:	CBRE Limited T Stafford Registered Valuer B Com (VPM), MPINZ, ANZIV

Basis of Valuation

Valuations have been prepared by independent valuers for Alpine View Lifestyle Village.

Fair value for operating villages has been determined using a discounted cash flow analysis (DCF) and current ingoing sale prices. Development land has been valued using a sales comparison approach.

The period of the discounted cashflow is 20 years determined by traditional sales approach and valuation methods. The current unit values were the value of each unit at valuation date and the development land was valued on a per section basis.

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

The valuation of Investment Property includes within its forecast cash flows, the Group's expected costs relating to any known or anticipated remediation works. The fair value as determined by the independent valuer is adjusted for assets and liabilities already recognised in the balance sheet which are also reflected in the DCF. As the fair value of Investment Property is determined using inputs that are unobservable, the Group has categorised investment property as level 3 under the fair value hierarchy in accordance with NZ IFRS 13 'Fair Value Measurement'. Significant assumptions used by the valuer include:

The key values adopted in the cash flow analysis are:

- Growth rates in unit values: compound annual growth rate of 3.3% (2024: 3.1%) adopted for independent houses, 2.8% (2024 2.7%), for serviced apartments.
- Terms of the ORA,
- Demographic profile: average occupancy of 9.1 years (2024: 9.0 years) for independent houses, 5.9 years (2024: 5.1 years) for serviced apartments. 40.03 rollovers per year for independent houses, (2024: 40.62 rollovers per year),
- Average age of entry: 74.6 for female residents and 77.1 for male residents (2024: 74.5 and 76.9 years).
- Internal rate of return (discount rate): 13.25% adopted for independent houses, (2024: 13.25%).

The occupancy period derived by CBRE is driven from a Monte Carlo simulation. The simulations are dependent upon the demographic profile of the village (age and gender of residents) and a death and non-death probability as the reason for departing a unit. The resulting stabilised departing occupancy period is an estimate of the long run occupancy term for residents. Additional variables which will influence the stabilised occupancy period outputs (and recycle profile) by village will include resident densities where a high proportion of couples will logically extend/prolong the recycle profile, occupancy periods for existing residents, current absolute age levels and whether it is a care or lifestyle orientated village. The occupancy period derived by CBRE for the existing residents is based on the observed historical length of stay within the village and the demographic profile of the existing residents, including age and gender. The stabilised occupancy period for new residents is guided by the historical length of stay for previous residents within the village, considered alongside village maturity, resident densities where a high proportion of couples will logically prolong the recycle profile, current age levels and whether it is a care or lifestyle orientated village.

A reconciliation summary between the valuation amounts and the amount recognised on the Statement of Financial Position as investment properties is as follows:

	2025	2024
Investment Property		
Amount per Valuation	134,062,000	120,050,000
Occupation Rights Agreements	123,605,266	120,898,790
Revenue Received in Advance	10,662,963	10,720,411
Total Investment Property	268,330,229	251,669,201

8. Resident Loans

Occupation Rights Agreements confer to residents the right of occupancy of the lifestyle village unit for life, or until the resident terminates the agreement.

Amounts payable under the Occupation Rights Agreements ("occupancy advances") are non-interest bearing and recorded as a liability in the Balance Sheet, net of the expired portion of the non-refundable amount. The resident occupancy advance is initially recognised at fair value subsequently at amortised cost. As the resident may terminate their occupancy with limited notice, and the occupancy advance is not interest bearing, it has demand features and is therefore carried at face value, which is the refundable portion of the original advance received (plus any expired portion of the non-refundable amount). The advance is repayable following both termination of the ORA and settlement of a new occupancy advance for the same lifestyle village unit.

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

	2025	2024
Resident Schedule		
Opening Balance	122,587,668	120,290,696
Movements		
Additions to Occupation Rights Agreements	16,038,000	14,353,000
Repayments of Occupation Rights Agreements	(8,767,250)	(8,272,568)
Less Butler Service Fees	(8,665)	(8,689)
Less Financed ORAs	(80,578)	(551,971)
Gross Liability to Residents	7,181,507	5,519,772
Deferred Management Fees	(4,213,916)	(3,222,800)
Net Liability to Residents	125,555,259	122,587,668

9. Taxation

Tax expense comprises current and deferred tax, calculated using the tax rate enacted or substantively enacted at balance date and any adjustment to tax payable in respect of prior years. Tax expense is recognised in the income statement except when it relates to items recognised directly in the Statement of Comprehensive Income, in which case the tax expense is recognised in the Statement of Comprehensive Income.

Deferred tax expense is recognised in respect of temporary differences between the carrying amounts of assets and liabilities in the financial statements and the amounts used for taxation purposes. A deferred tax asset is recognised only to the extent it is probable it will be utilised. Temporary differences for the initial recognition of assets or liabilities that affect neither accounting nor taxable profit, unless they arise from business combination, are not provided for. Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the group intends to settle its current tax assets and liabilities on a net basis.

	2025	2024
Tax Expense Comprises		
Deferred tax relating to the origination and reversal of temporary differences	(174,577)	150,924
Total Tax Credit Reported in Income Statement	(174,577)	150,924

	2025	2024
Effective Tax Reconciliation		
Profit before Income Tax	14,851,257	27,579,852
Taxation expense is calculated as follows		
Income Tax at 28%	4,158,352	7,722,359
Non-deductible expenses	5,818	1,770
Non-assesable Income	-	-
Capitalised Interest	-	-
Non-assesable Revaluation Gains	(4,617,452)	(8,176,907)
Tax Losses (Recognised) / Utilised or Derecognised	603,735	633,164
Deferred Tax Assets (Recognised) / Derecognised	(325,030)	(331,310)
Other Items	-	-
Tax Expense	(174,577)	(150,924)

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

Movement in Deferred Tax Balance Compromises

	OPENING BALANCE	RECOGNISED IN INCOME	RECOGNISED IN OCI	CLOSING BALANCE
1 April 2023 - 31 March 2024				
Tax Benefit of Losses to Carry Forward	1,493,613	(860,448)	-	633,165
Investment Property	(1,901,891)	(179,538)	-	(2,081,429)
Property, Plant, and Equipment	(123,205)	(758,247)	150,924	(730,528)
Borrowing Costs	(110,784)	110,784	-	-
Interest Rate Swaps	-	-	-	-
Deferred Revenue	-	3,012,073	-	3,012,073
Employee Entitlements	-	95,210	-	95,210
Losses recognised/(utilised or derecognised)	(296,478)	(632,013)	-	(928,491)
Other	938,745	(938,745)	-	-
Net Deferred Tax Liability	-	(150,924)	150,924	-

	OPENING BALANCE	RECOGNISED IN INCOME	RECOGNISED IN OCI	CLOSING BALANCE
1 April 2024 - 31 March 2025				
Tax Benefit of Losses to Carry Forward	633,165	603,168	-	1,236,333
Investment Property	(2,081,429)	(102,030)	-	(2,183,459)
Property, Plant, and Equipment	(730,528)	(692,634)	(174,577)	(1,597,739)
Borrowing Costs	-	-	-	-
Interest Rate Swaps	-	-	-	-
Deferred Revenue	3,012,073	1,609	-	3,013,682
Employee Entitlements	95,210	14,608	-	109,818
Losses recognised/(utilised or derecognised)	(928,491)	349,856	-	(578,635)
Other	-	-	-	-
Net Deferred Tax Liability	-	174,577	(174,577)	-

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

10. Related Parties

Advances from Shareholders

The Company is a wholly owned subsidiary of Qestral Corporation Limited.

Qestral Corporation Limited has advanced funds totalling \$19,469,940 (2024: \$20,363,987) to Alpine View Lifestyle Village Limited. The advance is interest free and repayable on demand; however, this advance is not expected to be called on for repayment before 31 March 2026.

Associated Entity Transactions

The balances owing from (to) associated entities at balance date were.

	2025	2024
Associated Entity Transactions		
Qestral Corporation Ltd	19,469,940	20,363,987
Closing Balance	19,469,940	20,363,987

Related Party Transactions

The following transactions were entered into with related parties during the reporting period.

	2025	2024
Qestral Corporation Limited		
Head Office Costs Oncharged	215,278	161,333
Interest Oncharged	707,351	905,378
Total	922,629	1,066,711

Payables owing to Related Parties

	2025	2024
Payables owing to Related Parties		
Spritely Limited	10,833	10,747
Kindly Limited	-	-
Total Payables	10,833	10,747

Purchases from Related Parties

	2025	2024
Purchases from Related Parties		
Spritely Limited	130,917	139,223
Kindly Limited	-	15,691
Total Purchases	130,917	154,914

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

Qestral Corporation owns 50% of the available shares of Spritely Limited. Spritely Limited develops healthcare technology for the retirement sector, which is purchased and used by Alpine View Lifestyle Village Limited.

Kindly Limited and Alpine View Lifestyle Village are both wholly owned by Qestral Corporation Limited. Kindly Limited develops healthcare technology for the retirement sector, which is purchased and used by Alpine View Lifestyle Village Limited.

Key Management Personnel Compensation

The Company's ultimate parent is Qestral Corporation. Key Strategic decisions regarding the planning, direction, control and activities of the Company and activities of the company are undertaken by the Board of Qestral Corporation Limited as the ultimate controlling entity together and Key Management Personnel of Qestral Corporation. Disclosures regarding Key Management Personnel compensation for Qestral Corporation can be found in the notes of that entity's annual report for the year ended 31 March 2025.

11. Lease

As Lessee

The Company has elected not to recognise right of use assets and lease liabilities for short term lease liabilities that have a lease term less than 12 months or less as at the commencement of the lease. The Company recognises the lease payments associated with the leases as incurred as a rental expense of the lease term.

As Lessor

The Company acts as a lessor under the occupation right agreements with village residents. The assets leased by the Company as a lessor are disclosed as Investment Property and lease income is generated in the form deferred management fees. The lease term is determined to be expected period of tenure. The Company uses the portfolio approach to account for leases of units to village residents and allocates the individual leases to different portfolios depending on the type of the unit.

12. Share Capital

At 31 March 2025, there were 3,000 Ordinary Shares on issue. All ordinary shares are authorised and fully paid and have no par value. All shares carry one vote per share and carry the right to dividends.

There were no share issues or repurchases during the year, and no dividends declared.

	2025	2024
Share Capital (\$)		
On Issue at the Beginning of the Year	-	-
Movements	-	-
On issue at the end of the year	-	-

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

	2025	2024
Share Capital (in number of shares)		
On Issue at the Beginning of the Year	3,000	3,000
Movements	-	-
On Issue at the End of the Year	3,000	3,000

13. Financial Instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position 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 assets 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 Statement of Financial Position.

Exposure to credit, market and liquidity risk arises in the normal course of the Company's business. The Board reviews and agrees on policies for managing each of these risks as summarised below. The Company has no exposure to foreign currency or any other substantial market price risk.

The Company's financial instruments comprise:

Cash

Cash comprises cash at bank and in hand, this includes all call borrowings such as bank overdrafts used as part of the day-to-day cash management.

Trade and other receivables

Trade and other receivables, and related party receivables, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provisions for expected credit losses. Trade receivables are assessed for impairment using a forward-looking expected credit loss model by taking a simplified approach, any impairment identified is recognised in profit or loss.

If in a subsequent period, the amount of impairment loss decreases, and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the previously recognised impairment loss is reversed, and the reversal is recognised in profit or loss. Subsequent recoveries of amounts written off are recognised in the profit or loss.

Resident Loans

Resident loans confer the right of occupancy of the retirement village unit to the resident. The resident loan represents the capital repayment due to the resident. Deferred Managements fees have been amortised in accordance with the individual contract so that the recorded liability at balance sate reflects the total refundable portion of the contributions. See note 8.

Notes to the Financial Statements

Alpine View Lifestyle Village Limited For the year ended 31 March 2025

Credit Risk

Credit risk is the risk of financial loss to the Company if a resident or counterparty to a financial instrument fails to meet their contractual obligations. The Company's exposure to credit risk relates to receivables from residents and bank balances. Exposure to credit risk is managed centrally by the ultimate parent company, Qestral Corporation Limited. Refer to the consolidated Group financial statements for further details of the Group's activities to manage exposure to credit risk.

There has been no instances of residents or counterparties failing to meet their contractual obligations as a direct result of COVID-19. There has been no change to credit terms and ageing of receivables remains consistent with prior years.

Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Directors are responsible for the liquidity risk management and as such have built an appropriate liquidity risk management framework for the management of short-, medium- and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate, banking and borrowing facilities and by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The Company manages the liquidity risk on ORA repayments through the contractual requirements. At balance date the Company had undrawn overdraft facilities at its disposal to further reduce any liquidity risk.

14. Contingencies

At balance date there are no known contingent liabilities (2024: \$0). Alpine View Lifestyle Village Limited has not granted any securities in respect of liabilities payable by any other party whatsoever.

15. Subsequent Events

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



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Independent auditor's report to the shareholder of Alpine View Lifestyle Village Limited

Opinion

We have audited the financial statements of Alpine View Lifestyle Village Limited (the "Company"), which comprise the statement of financial position of the Company as at 31 March 2025, and the statement of profit or loss, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended of the Company, and the notes to the financial statements including material accounting policy information.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as at 31 March 2025 and its financial performance and cash flows for the year then ended in accordance with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime.

This report is made solely to the Company's shareholder. Our audit has been undertaken so that we might state to the Company's shareholders those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's shareholder, for our audit work, for this report, or for the opinions we have formed.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand). 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 interest in, the Company. Partners and employees of our firm may deal with the Company on normal terms within the ordinary course of trading activities of the business of the Company.

Information other than the financial statements and auditor's report

The directors of the Company are responsible for the other information. The other information comprises the annual report, but does not include the financial statements and our auditor's report thereon.

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



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the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

If, based upon the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Directors' responsibilities for the financial statements

The directors are responsible, on behalf of the entity, for the preparation and fair presentation of the financial statements in accordance with New Zealand equivalents to International Financial Reporting Standards 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 for assessing on behalf of the entity 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 cease operations, or have no realistic alternative but to do so.

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 International Standards on Auditing (New Zealand) 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.

A further description of our responsibilities for the audit of the financial statements is located at the External Reporting Board website: <https://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-8/>. This description forms part of our auditor's report.

The logo for Ernst & Young, featuring the company name in a stylized, cursive script font.

Chartered Accountants
Christchurch
21 July 2025