RANFURLY MANOR NO: 1 LIMITED

FINANCIAL STATEMENTS

FOR YEAR ENDED 31 MARCH 2019

RANFURLY MANOR NO: 1 LIMITED

Table of Contents

For Year Ended 31st March 2019

Contents	**Page**

RANFURLY MANOR NO: 1 LIMITED

Company Directory

For Year Ended 31st March 2019

Nature of Business	Retirement Village
Registered Office	66 High Street Leeston
Director	T D Brankin
Alternate Director	M J K Lay
Accountants	Lay Associates Limited Leeston
Auditors	PKF Goldsmith Fox Audit Christchurch
Bankers	Bank of New Zealand Fielding
Solicitors	Geoff Currie Lawyers Christchurch
Statutory Supervisor	Covenant Trustee Services Ltd Auckland
Business Location	Fielding
Shareholder	Brankin Family Interest Trust 100 ordinary shares
Company Number	3069267
IRD Number	105-349-262

RANFURLY MANOR NO: 1 LIMITED

ANNUAL REPORT

FOR THE YEAR ENDED 31ST MARCH 2019

In accordance with Section 211 of the Companies Act 1993 The Director presents the Company's Financial Statements for the year ended 31 March 2019.

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

Principal Activity
Retirement Village Development and Ownership.

Company Affairs
No employee received remuneration and any other benefits of more than $100,000 during the year.

No donations were made by the company during the year.

T D Brankin held office as director during the year. No other person held the office as director at any time during the year.

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

Share Dealings
During the year no Director acquired or disposed in any interest in equity securities issued by the company.

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

For and on behalf of the Board

__________________ Director

Date: 12 September 2019

RANFURLY MANOR NO: 1 LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2019

Mar-18		Note	Mar-19
$			$
3,501,213	Gross Operating Revenue	10	3,522,525
500,968	Gain/(Loss) on Adjustment to Investment Property		(454,262)
6,435	Audit Fees		9,800
15,166	Legal Fees		39,511
323,692	Interest		351,828
2,154,135	Administration & Other Expenses		2,167,374
2,499,428	Total Expenses		2,568,513
1,502,753	Operating Profit/(Loss) Before Taxation		499,750
269,359	Tax Expense/(Benefit)	16.2	267,123
1,233,394	Operating Profit/(Loss) After Taxation		232,627
-	Other Comprehensive Income		-
1,233,394	Total Comprehensive Income		232,627

RANFURLY MANOR NO: 1 LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2019

Mar-18		Mar-19
$		$
	EQUITY AT START OF PERIOD	
-	Share Capital	-
14,836,578	Retained Earnings	16,069,972
14,836,578	**TOTAL EQUITY AT START OF PERIOD**	16,069,972
1,233,394	Profit/(Loss) for the Year	232,627
1,233,394	**TOTAL RECOGNISED REVENUE & EXPENSES**	232,627
	EQUITY AT END OF PERIOD	
-	Share Capital	-
16,069,972	Retained Earnings	16,302,599
16,069,972	**TOTAL EQUITY**	16,302,599

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

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RANFURLY MANOR NO: 1 LIMITED
BALANCE SHEET
AS AT 31 MARCH 2019

Mar-18 $		Note	Mar-19 $
	EQUITY		
-	100 Ordinary Shares	9	-
	Add:		
16,069,972	Retained Earnings	3a	16,302,599
16,069,972	**TOTAL EQUITY**		16,302,599
	REPRESENTED BY		
	NON CURRENT LIABILITIES		
5,450,000	Bank of New Zealand	4	4,930,800
5,450,000	**TOTAL NON CURRENT LIABILITIES**		4,930,800
	CURRENT LIABILITIES		
-	Goods & Services Tax		5,011
41,516	Accounts Payable		32,649
418,949	Taxation	16.1	513,373
45,000	Shareholders' Current Account		45,000
6,967,400	Occupancy Rights Agreements	5	7,044,300
56,006	Monument Finance Limited		71,221
655,474	Revenue Received in Advance	5	647,663
1,925,000	Bank of New Zealand	4	2,314,400
10,109,345	**TOTAL CURRENT LIABILITIES**		10,673,617
15,559,345	**TOTAL LIABILITIES**		15,604,417
	NON CURRENT ASSETS		
27,965,852	Investment Properties	11.1	27,516,707
27,965,852	**TOTAL NON CURRENT ASSETS**		27,516,707
	CURRENT ASSETS		
15,244	Cash & Cash Equivalents		18,553
270,000	Accounts Receivable		54,164
2,223	Goods & Services Tax		-
49,513	Prepayments		56,494
183,533	Deferred Tax Asset	16.2	181,346
889,767	Design Care Group Ltd	6	902,072
2,253,185	Ranfurly Manor Ltd	6	3,177,680
3,663,465	**TOTAL CURRENT ASSETS**		4,390,309
31,629,317	**TOTAL ASSETS**		31,907,016
16,069,972	**NET ASSETS**		16,302,599

Director

12 September 2019

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

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RANFURLY MANOR NO: 1 LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2019

Mar-18		Note	Mar-19
$	**CASH FLOWS FROM OPERATING ACTIVITES**		$
	Cash was provided from:		
2,320,528	Receipts From Customers		2,316,513
513,913	Rent Received		500,000
2,834,441			2,816,513
	Cash was applied to:		
2,179,326	Payment to Suppliers		2,396,288
2,179,326			2,396,288
655,115	**Net Cash from Operating Activities**		420,225
	CASH FLOWS FROM INVESTING ACTIVITES		
	Cash was provided from:		
-			-
-			-
	Cash was applied to:		
25,365	Purchase of Investment Property		10,165
25,365			10,165
(25,365)	**Net Cash from Investing Activities**		(10,165)
	CASH FLOWS FROM FINANCING ACTIVITIES		
	Cash was provided from:		
1,152	Interest Received		1,274
2,880,000	Issue of Occupancy Rights Agreements		2,305,000
267,000	Bank of New Zealand		-
19,784	Monument Finance Ltd		15,215
3,167,936			2,321,489
	Cash was applied to:		
-	Bank of New Zealand		129,800
321,370	Interest Paid		351,741
1,575,803	Repayment of Occupancy Right Agreements		1,309,900
638,561	Design Care Group Limited		12,305
1,258,284	Ranfurly Manor Ltd		924,495
3,794,018			2,728,241
(626,082)	**Net Cash from Financing Activities**		(406,752)
3,668	**Net Increase/(Decrease) in Cash Held**		3,308
11,576	**Opening Cash Balance**		15,244
15,244	**Closing Cash Balance**		18,552

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

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RANFURLY MANOR NO: 1 LIMITED
Notes to the Financial Statements
For the year ended 31 March 2019

1. Statement of Accounting Policies

Reporting Entity

Ranfurly Manor No: 1 Limited is a profit-oriented entity, and information is presented in New Zealand dollars. The functional currency of the Company is New Zealand dollars.

The Financial Statements presented here are for the reporting entity Ranfurly Manor No: 1 Limited a company registered under the Companies Act 1993. The Scheme for which these Financial Statements have been prepared comprises the development and ownership of a retirement village which was partially constructed at balance date.

Reporting Basis

The financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand (NZ GAAP) under the External Reporting Board (XRB) Accounting Standards Framework. The director has 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-oriented entities. The Financial Statements have been prepared in accordance with the requirements of the Companies Act 1993 and the Financial Reporting Act 2013.

The Financial Statements for the year ending 31 March 2019 were authorised for issue in accordance with a resolution of the director on 12 September 2019.

Measurement Base

The accounting principles recognised as appropriate for the measurement and reporting of financial performance and financial position on a historical cost basis except for investment property.

The functional and presentation currency is New Zealand dollars. All amounts are rounded to the nearest dollar.

The following specific accounting policies which materially affect the measurement of financial performance and the financial position have been applied:

RANFURLY MANOR NO: 1 LIMITED
Notes to the Financial Statements
For the year ended 31 March 2019

Property, Plant & Equipment

Property, Plant & Equipment is stated at cost less accumulated depreciation and impairment losses.

Where an item of property, plant and equipment is disposed of or when no further economic benefits are expected from its use; the gain or loss (calculated as the difference between net sales price and the carrying amount of the asset) is recognised in the Statement of Comprehensive Income.

The assets residual values, useful lives and amortisation methods are reviewed annually and adjusted if appropriate at each financial year end.

Depreciation

Depreciation is provided at rates calculated to allocate the cost of assets over the estimated useful economic life less any estimated residual value. The rates used are:

Plant & Fittings 16 % - 30% DV

Investment Properties

Investment properties comprise land and buildings intended to be held long term to earn rental income and capital appreciation. Land acquired with the intention of constructing an investment property on it is classified as investment property from the date of purchase. Investment properties include buildings under construction. If the fair value of investment property under construction cannot be reliably determined but it is expected the fair value of the property can be reliably determined when construction is complete, then investment property under construction will be measured at cost until either its fair value can be reliably determined or construction is complete. At that point the fair value of investment properties is determined by a qualified independent external valuer using a discounted cash flow model as required by NZ IAS 40 and NZ IFRS 13 Investment Property.

Impairment

Impairment – Non-Financial Assets

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.

Consumables
Purchases of supplies are expensed in the period they are incurred.

Repairs & Maintenance
Repairs & maintenance costs are accounted for in the period in which they are incurred.

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

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

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

The 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 to be utilised.

Revenue
Residents Income is recognised on an accrual basis.
Rental Revenue from the Rest Home Facility is accounted for on a straight-line basis in the Statement of Comprehensive Income over the year.
Interest Received is recognised on an accrual basis using the effective interest method.

Occupancy Amortisation income has been recognised in the Statement of Comprehensive Income on a straight-line basis over the expected period of occupancy.

Borrowing Costs
Interest arising from bank loan funding, for the purpose of development is capitalised. Borrowing costs cease to be capitalised when substantially all the activities necessary to bring the asset to the condition for its intended use are complete.

Occupancy Rights Agreements Receivable Revenue in Advance
Occupancy rights receivable revenue represents those amounts by which the amortisation over the contractual period is less than the recognition of the amortisation based on the anticipated period of occupancy.

Goods and Services Tax
The Financial Statements have been prepared on a GST exclusive basis except where the expenditure incurring the GST charge is one in respect of which a claim for recovery of the GST is not allowed by the Inland Revenue Department. Accounts Payable have been stated GST inclusive in the Balance Sheet.

Critical Estimates and Accounting Judgements
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 therefore obtained independent valuations carried out in compliance with the professional standards of the NZ Institute of Valuers by experienced valuers as detailed in Note 11. Nevertheless, any valuation carries a degree of uncertainty and the amounts may be large.

Revenue Recognition
Occupancy Amortisation is recognised as revenue on a straight-line basis. This requires management to estimate a period of occupancy. Management estimates are based on past experience of occupancy periods.
The directors in conclusion with the valuer estimate that the average period of occupancy is 7.4 years for Independent Living Units, and 3.9 years for Serviced Apartments (2018: 7.1 years, 3.9 years), based on historical results and experience.

If actual occupancy periods differ significantly from the estimates, Occupancy Amortisation shown in the Financial Statements will be affected accordingly. This is unlikely to cause a material adjustment.

Changes in Accounting Policies
The accounting policies adopted are consistent with those of the previous financial year.

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. The new NZ IFRS Standards adopted were:-

NZ IFRS 9 – Financial Instruments
Addresses the classification, measurement and derecognition of financial assets and financial liabilities, and a new impairment model for financial assets. No financial assets or financial liabilities were reclassified because of the application of NZ IFRS 9.

NZ IFRS 15 – Revenue from Contracts with Customers
NZ IFRS 15 requires identification of discrete performance obligations within a transaction. As associated transaction price is then allocated to these obligations. Revenue is recognised on satisfaction of these performance obligations. These occur when control of the goods or services are transferred to the customer and can be at a point in time or over time.

Accounting Standards and Interpretations Issued But Not Yet Effective
At the date of authorisation of these Financial Statements, certain new standards, amendments and interpretations to existing standards have been issued which were not yet effective at Balance Sheet date, and which the Company has not early adopted. The Company has assessed the relevance of all such new standards, interpretations and amendments and has determined that there would be no material impact to the amounts recognised or disclosed in the Financial Statements.
The main new standard effective for the financial year ending 31 March 2020 is NZ IFRS 16 which replaces the current guidance in NZ IAS 17 Leases. NZ IFRS 16 requires a lessee to recognise a lease liability reflecting future lease payments and a 'right-of-use asset' for virtually all lease contracts.

2. Financial Instruments
Financial instruments comprise accounts receivable, cash and cash equivalents, related party advances and other financial liabilities. Non-derivative financial instruments are recognised initially 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.

Subsequent to initial recognition, financial instruments are measured as described in the accounting policies below.

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Cash & Cash Equivalents
Cash and cash equivalents comprise cash at bank and in hand, and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash.

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. Other receivables include related party receivables under note 6.

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

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

Occupancy Rights Agreements
Amortisation has been recognised on a straight-line basis over the period of occupancy, being the greater or expected period of tenure, or the contractual right to revenue.
The Director estimates that the average period of occupancy is 7.4 years for Independent Living Units, and 3.9 years for Serviced Apartments based on historical results.

Interest Bearing Liabilities and Borrowing
All loans and borrowing (Note 4 and 6) are initially recognised at cost, being the fair value of the consideration received plus directly attributable transactions 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.

RANFURLY MANOR NO: 1 LIMITED
Notes to the Financial Statements
For the year ended 31 March 2019

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.

Fair Values
The estimated fair values of the company's financial instruments are considered to be materially the same as their carrying amounts as disclosed in the Balance Sheet.

3. Reserves

a. Retained Earnings

	2018 $	2019 $
Opening Retained Earnings	14,836,578	16,069,972
Add: Profit/(Loss) for the Year	1,233,394	232,627
Closing Retained Earnings	16,069,972	16,302,599

4. Term Liabilities

Bank of New Zealand Term Loan	2018 $	2019 $
Current Portion – Term Loans:		
Bank of New Zealand Term Loan 1005	-	389,400
Bank of New Zealand Term Loan 1006	1,925,000	1,925,000
Total Current Portion – Term Loans	1,925,000	2,314,400
Term Portion – Term Loans:		
Bank of New Zealand Term Loan 1005	5,450,000	4,930,800
Total Term Portion – Term Loans	5,450,000	4,930,800
Total Bank of New Zealand Term Loans	**7,108,000**	**7,245,200**

Bank of New Zealand Term Loan 0005:
Security: First Mortgage over Land at 6 Monmouth Street, Fielding, Unlimited Personal Guarantees from the Director, Shareholder, Ranfurly Manor Limited & Design Care Group Limited, Perfected Security Interest in all Present and After Acquired Property of the Company.
Interest Rates: 4.58% per annum
Maturity Date: 5 October 2020
The Bank of New Zealand Term loan requires principal payments of $32,450 per month, so the current portion of this loan is $389,400.

Bank of New Zealand Term Loan 0006:
Security: First Mortgage over Land at 6 Monmouth Street, Fielding, Unlimited Personal Guarantees from the Director, Shareholder, Ranfurly Manor Limited &

Design Care Group Limited, Perfected Security Interest in all Present and After Acquired Property of the Company.
Interest Rates: 4.58% per annum
Maturity Date: 5 March 2020
The Bank of New Zealand Term loan requires payments of interest and principal. The current portion is the amount that is required to be repaid in one year. The loan matures within the following 12-month period so the entire outstanding balance is classified as a current liability.

The directors are satisfied that they have met all the contractual covenants of the loans.

The Company has no overdraft facility.

5. Occupancy Rights Agreements

These are the occupancy Rights deposits paid by residents. Of these deposits a portion is refundable (plus any of the unexpired portion of the non-refundable amount) when a resident leaves the complex and after the unit is sold and the costs of refurbishment and sale have been deducted. The non-refundable portion of the original payment is amortised to the Statement of Comprehensive Income so that the recorded liability at balance date reflects the total refundable portion of the contributions as estimated by the Directors, and is included in Current Liabilities.

	2018	2019
	$	$
Occupation Right Agreement	6,967,400	7,044,300
Revenue Received in Advance	655,474	647,663
	7,622,874	7,691,963

6. Related Party Transactions

Ranfurly Manor Limited has the same shareholders and directors as the reporting entity.

Ranfurly Manor Limited leased the rest home at $500,000 (2018: $513,913) and provides management and other services at $2,000,000 (2018: $2,000,000) to the company at market value.

The reporting entity has advanced $3,177,680 (2018: $2,253,185) to Ranfurly Manor Limited. This advance is unsecured, interest free and repayable on demand.
There was no forgiveness of debt during the year.

The shareholder Brankin Family Interest Trust advanced $45,000 (2018: $45,000) to Ranfurly Manor No. 1 Limited. This advance is unsecured, interest free and repayable on demand. There was no forgiveness of debt during the year.

Design Care Group Limited has the same shareholders and directors as the reporting entity. The reporting entity has advanced $902,072 (2018: $889,767) to Design Care Group Limited, this advance is unsecured, interest free and repayable on demand. There was no forgiveness of debt during the year.

7. Going Concern

Although the Company made a profit for the year ended 31 March 2019 it is still dependent upon the continued support of its related parties and financiers. Due to this support the director considers it appropriate to prepare the Financial Statements on a going concern basis.

Furthermore, the director, in determining that the financial statements be prepared on a going concern basis has taken into account events that have occurred since 31 March 2019.

8. Nature of Business

The company's sole activity is the construction and ownership of a retirement village. All activities are carried out in Fielding, New Zealand. The company operates in one industry and geographic segment. The chief decision makers review the operating results on a regular basis and make decisions on resource allocation based on the review of results.

9. Share Capital

	2018	2019
	$	$
100 Ordinary Shares	-	-

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

10. Operating Revenue

	2018	2019
	$	$
Resident Income	2,272,854	2,364,611
Occupancy Amortisation	712,726	656,012
Interest Received	1,720	1,902
Rent Received	513,913	500,000
Total Operating Revenue	3,501,213	3,522,525

RANFURLY MANOR NO: 1 LIMITED
Notes to the Financial Statements
For the year ended 31 March 2019

11. Non-Current Assets

11.1 Investment Properties	Freehold land at cost $	Buildings at cost $	Office Equipment $	Total $
Balance at 1 April 2017	1,800,000	25,645,000	-	27,445,000
Additions/ (Disposals)	-	-	25,365	25,365
Depreciation Loss	-	(968)	(4,513)	(5,481)
Revaluation	-	500,968	-	500,968
Balance at 31 March 2018	1,800,000	26,145,000	20,852	27,965,852
Additions/(Disposals)	-	10,165	-	10,165
Depreciation Loss	-	(902)	(4,145)	(5,047)
Revaluation	-	(454,263)	-	(454,263)
Balance at 31 March 2019	1,800,000	25,700,000	16,707	27,516,707

The revaluation of Land and Buildings is as follows:

Date of Valuation:	12th August 2019 (as at 31st March 2019)
Amount of Valuation:	$27,500,000
Name and Qualification of Valuer:	CBRE Limited Michael Gunn Registered Valuer – B.Com (VPM), ANZIC, SPINZ

Basis of Valuation

The valuation was prepared by the above independent valuers in accordance with NZ IFRS 13. CBRE is appropriately qualified and experienced in valuing retirement village properties in New Zealand.

The fair values based on a discounted cash flow model applied to the expected future cash flows generated by the investment properties. The major assumptions used in the discounted cash flow analysis are growth rates in unit values which range from 0% to 4.0% over a period of time, discount rate of 16.5% (2018: 16.5%), average period of occupancy as shown in note 2 and a deduction for non-recoverable expenses such as refurbishment costs and capital expenditure. The period of discounted cash flow is 20 years (2018: 20 years).

The current unit values are the values of each unit at valuation date determined by traditional sales approach and valuation methods. The valuation comprises the combined operator and residents' interest in the Occupation Right Agreements and the operators' interest in the land and buildings of the care facility trading as Ranfurly Manor Limited. The operators' interest also includes 7 unsold vacant units. The care facility has been valued subject to a notional lease, based on capitalised market rent using a yield of 12.30% (2018: 12.60%).

Security

Residents make interest free advances ('Occupation Right Agreement') to the retirement village in exchange for the right to occupancy of retirement village units. Under the terms of the Occupancy Agreement, an encumbrance is recorded over the land title by the statutory supervisor, Covenant Trustee Services Limited. The security of Covenant Trustee Services Limited is first ranking.

12. Capital Commitments

As at 31 March 2019 the company has no capital commitments (2018: nil). There is the possibility of future development, however nothing has been confirmed.

13. Contingent Liabilities

At balance date there are no known contingent liabilities (2018: nil). Ranfurly Manor No 1 Limited has not granted any securities in respect of liabilities payable by any other party.

14. Significant Events after Balance Date

There were no material significant events after balance date which effect the results shown in these statements

15. Exceptional Operating Risks

The company does not have any exceptional operating risks (2018: Nil)

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RANFURLY MANOR NO: 1 LIMITED
Notes to the Financial Statements
For the year ended 31 March 2019

16. Taxation

16.1 Income Tax

	2018	2019
	$	$
Net Surplus/(Deficit) before Tax	1,502,752	499,750
Add/(Less) Non Taxable Timing Differences	(39,787)	-
Occupation Rights Agreements Amortisation Adjustment	(6,776)	(7,812)
Revaluation of Investment Properties	(500,968)	454,262
Net Surplus/(Deficit) for Taxation	955,221	946,200
Tax Losses Brought Forward	-	-
Net Surplus/(Deficit) as per Tax Return	955,221	946,200
Income Tax @ 28%	267,462	264,936
Add Previous Years Taxation Payable/(Refund Due)	152,055	249,065
Less Resident Withholding Tax Paid	(568)	(628)
Income Tax Payable/(Refund)	418,949	513,373

16.2 Deferred Taxation

	Impact on Revenue on Adavnce	2018 Liability (Asset)	2019 Liability (Asset)
	$	$	$
At 1 April 2018	(183,533)	(185,430)	(183,533)
Change for the year	2,187	1,897	2,187
At 31 March 2019	(181,346)	(183,533)	(181,346)

Tax Reconciliation to Income Statement

	2018	2019
	$	$
Tax for taxation purposes	267,462	264,936
Decrease/ (increase) in deferred tax	1,897	2,187
Income tax expense as per Statement of Comprehensive Income	269,359	267,123

16.3 Imputation Credit Account

	2018	2019
	$	$
Opening Balance	2,602	3,170
ADD		
Taxation Paid	-	169,884
Resident Witholding Tax Paid	568	628
	568	170,512
LESS		
Taxation Refunds		
	-	-
Closing Balance	3,170	173,682

Goldsmith Fox PKF Audit

PKF Goldsmith Fox Audit
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Ranfurly Manor No: 1 Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Ranfurly Manor No: 1 Limited, which comprise the balance sheet as at 31 March 2019, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the company as at 31 March 2019, and its financial performance and its cash flows for the year then ended in accordance with New Zealand Equivalents to International Financial Reporting Framework Reduced Disclosure Regime.

This report is made solely to the shareholders, as a body. Our audit work has been undertaken so that we might state to the shareholders those matters which we are required to state to them in the auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the partners, 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 Ranfurly Manor No: 1 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, Ranfurly Manor No: 1 Limited.

Director's Responsibilities for the Financial Statements

The director is responsible on behalf of Ranfurly Manor No: 1 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 director determines 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 director is responsible, on behalf of Ranfurly Manor No: 1 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 director either intend to liquidate or cease operations, or have no realistic alternative but to do so.

The director is 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 director.

- Conclude on the appropriateness of the use of the going concern basis of accounting by the director and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Ranfurly Manor No: 1 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 Ranfurly Manor No: 1 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 director 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 director 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.

Christchurch, New Zealand

13 September 2019