RANGATIRA
INVESTMENTS

ANNUAL REPORT 2022

CELEBRATING 50 YEARS
1972 2022
50
POLYNESIAN SPA
GEOTHERMAL HOT SPRINGS AND THERAPIES

Annual Meeting of Shareholders

Monday 1 August 2022, 4.30pm

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Wellington

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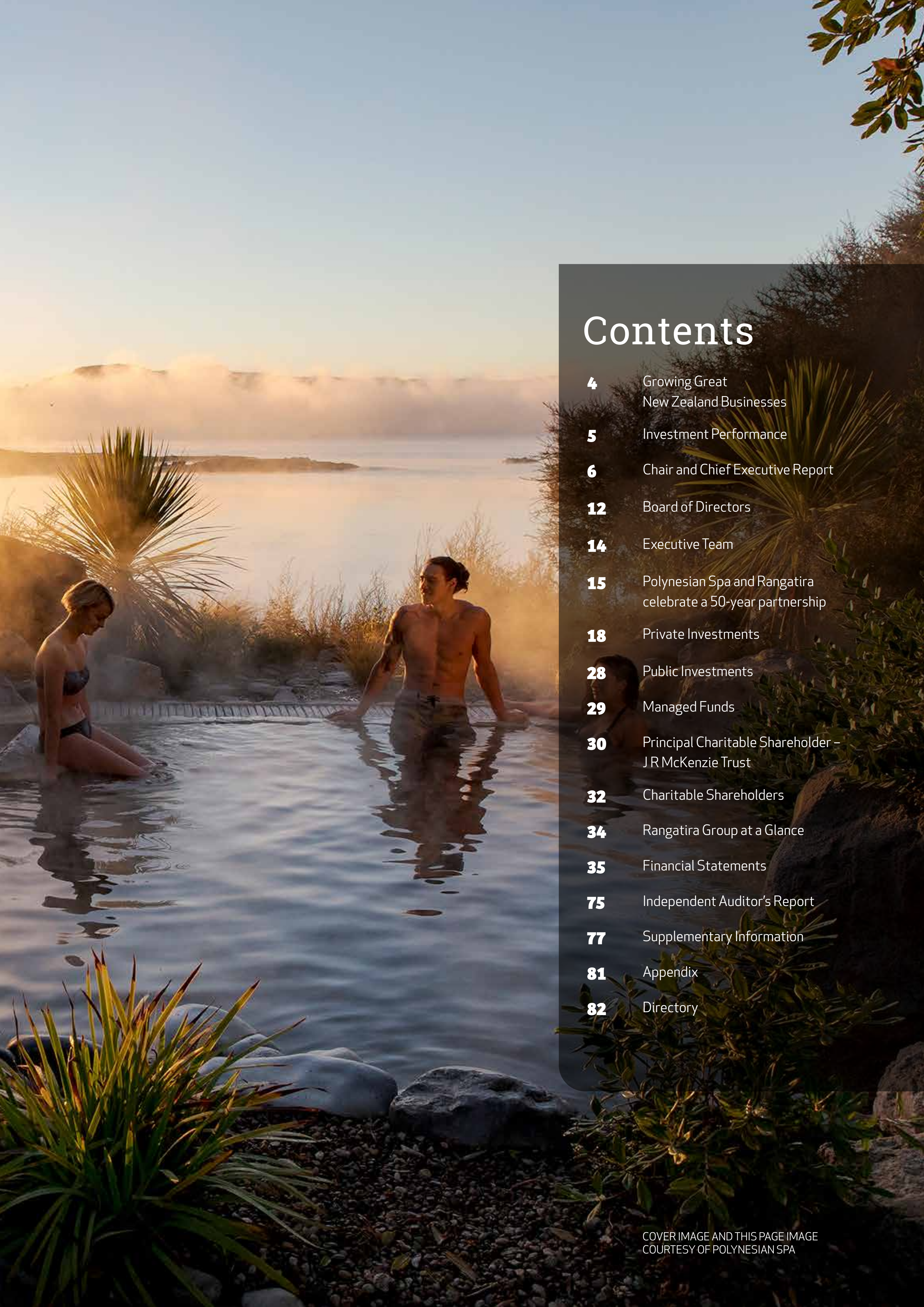

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COVER IMAGE AND THIS PAGE IMAGE COURTESY OF POLYNESIAN SPA

Polynesian Spa - Priest Spring Spa

Growing Great New Zealand Businesses

Founded in 1937, Rangatira Investments has a proud history of investing in leading New Zealand companies. In the 85 years since J R McKenzie established Rangatira, we have been a key investor in many iconic New Zealand businesses over a wide cross-section of industry sectors.

We believe in partnering with the best business leaders to generate both dividend income and asset growth. With a permanent asset base, we invest for the long-term alongside business owners to build superior companies and brands.

From its initial holding in the McKenzie department store chain, Rangatira is an established owner of New Zealand private businesses with an enviable reputation and consistent track record of delivering value for its shareholders.

We manage our investments with our shareholders at the forefront of our thinking – many of these being charitable trusts – and understand the importance of maintaining and growing Rangatira and the income it provides to our shareholders.

Rangatira embodies the pioneering vision of the McKenzie family. Through a desire to build a sustainable investment company that is here for at least another 85 years, growing great New Zealand businesses and delivering income and asset growth to all its shareholders, we embrace our guardianship of the McKenzie family legacy.

J R McKenzie Trust

Ngā Manu Nature Reserve

Cystic Fibrosis Association of New Zealand

Te Omanga Hospice Te Whare Manaaki Tangata

National Foundation for Deaf & Hard of Hearing

Outward Bound Anakiwa New Zealand

Birthright New Zealand

YWCA Empowering Women Aotearoa New Zealand

Women's Refuge

Investment Performance

NET PROFIT AFTER TAX

$9.1m

TOTAL SHAREHOLDER RETURN %

13% pa

AGAINST BENCHMARK OF

7% pa

NET ASSET VALUE OF

$16.27

per share

TOTAL COMPREHENSIVE EARNINGS

$33.8m

SHARE PRICE

FY22 vs FY21

$14.75

$12.25

TOTAL SHAREHOLDER RETURN

$2.00

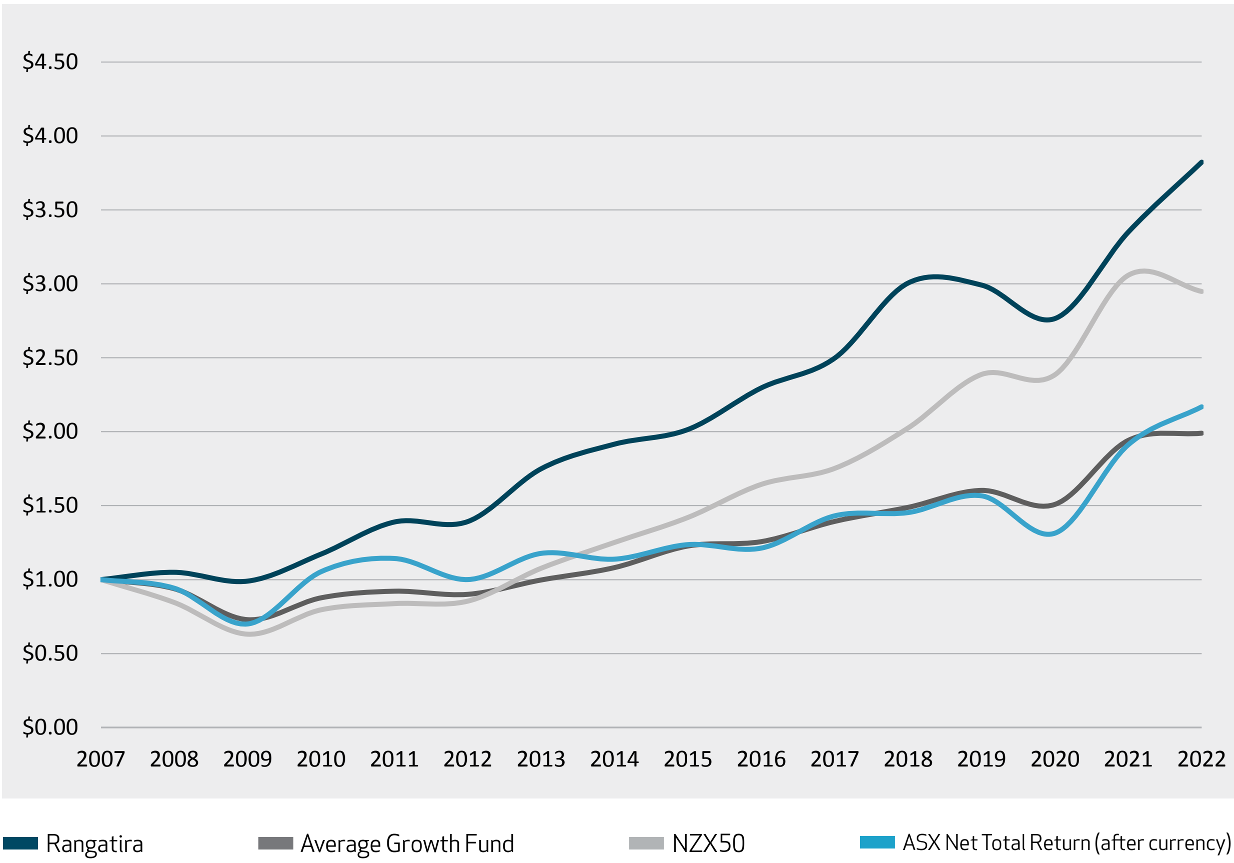
per share

15-YEAR RETURN

9.3% Rangatira

7.5% NZX50

VALUE OF $1 INVESTED OVER THE LAST 15 YEARS



DAVID PILKINGTON
Chair

MARK DOSSOR
Chief Executive Officer

Chair and Chief Executive Report

Introduction

This financial year has been an interesting one, adapting to the impacts of a post Covid world that is becoming increasingly uncertain from an economic, political and social standpoint. This is evidenced by the high volatility of most market indicators: inflation, interest rates, GDP and most asset pricing, including notably property and listed company valuations. All this is on top of the political and social pressures around climate change, international conflict and protectionism.

We are seeing a world economy that no longer benefits from low inflation delivered by decades of low-priced manufacturing from China. This has led to the reduction of the manufacturing capacity in Western countries, who now have little response to increasing freight costs and rising costs of imports. We are also at the end of over 30 years of interest rate reductions from central banks who used this, as a primary defence of any threat of recession through most economic cycles since 1990. Throw into this mix the recent actions of Russia against Ukraine, the West's response, the threat of climate change, and pressure from the younger generations for change - there are interesting times ahead. All at a time, in our opinion, that we are missing aligned and capable world leaders and stable voting platforms to maintain peace and stability that we have enjoyed in the past.

We are in little doubt that the next 18 months are going to test the fragility of the economic setting that we have enjoyed over the last 12 years. Protecting our investment portfolio from the impacts of inflation, labour shortages and interest rate increases will be a particular focus.

Labour shortages are felt acutely across our businesses. We work actively to differentiate both the experience of working in a Rangatira owned business and pay rates that are market competitive. In all our businesses we expect to be able to pass on the impact of inflation, but there will come a point where this will have an impact on demand. There are early signs that construction and building demand is already seeing this and that higher fuel costs are leading people to drive less and utilise public transport more. The rising cost of living will reduce consumer spending across the board before too long.

Rangatira does not carry excessive debt either in the Parent Company or in its investments, so we are not too exposed to rising interest rates, but they will have a modest impact on earnings. However, rising interest rates do tend to reduce asset prices which is seen at the moment in both listed markets and property prices. We expect that in time, the same will happen with private asset values, which will provide opportunity for us to buy good assets at attractive valuations.

All this said though, Rangatira is in a strong position to navigate its way through these times both profitably and with confidence.

FY22 Investment Activity

We have had an active year from an investment perspective, making a number of changes to the portfolio, adding new assets and increasing stakes in existing investments:

New Investments

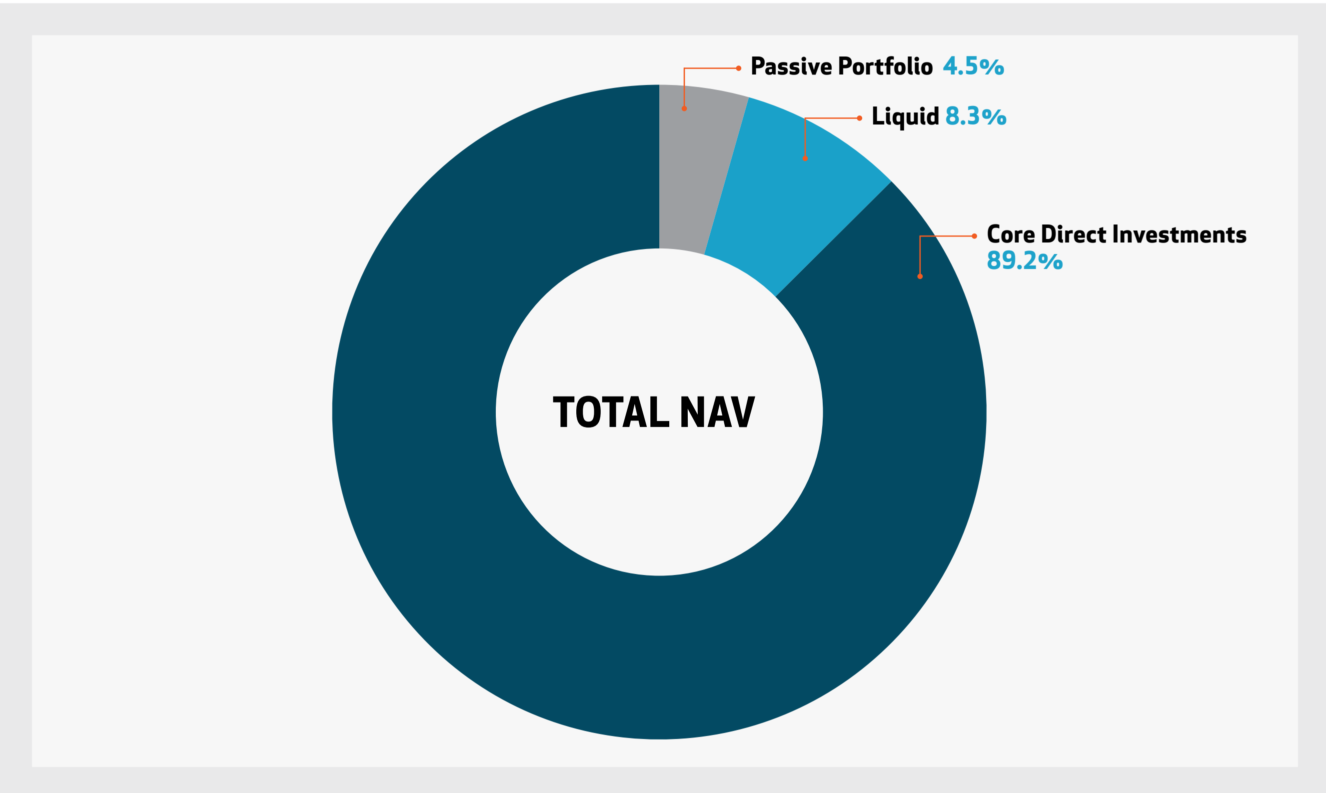
- Boulcott Hospital, a private surgical hospital operator in Lower Hutt.
- BeGroup, a retirement village operator across the North Island.
- Stuart Drummond Transport, a Nelson based forestry logistics and transport business.
- AirTree Ventures, an Australasian venture capital investor of whose latest fund we recently committed to.

Existing Investments

- Fiordland Lobster, increased our stake to 8% and was invited to join the Board.
- NZ Pastures, provided additional capital to purchase additional land for forestry development.
- Partners Life, participated in a capital raise supported by key shareholders.
- Bought out the Hasler Family interest in Mrs Higgins, increasing our stake to 100% (FY2023).

To fund these, we have sold over $30m of listed equities along with our stake in the Hellers factory property (Domett) in Christchurch netting $26m for our share. More detail on each of these investments are detailed later in this report.

After this activity, the total portfolio of private businesses will be at $240m or 89% of the portfolio, with the remainder invested in cash, listed equities and venture capital funds.



Our Results

	FY22	FY21
Net Profit after Tax	$9.1m	$9.9m
Total Comprehensive Income	$33.8m	$34.5m
Net Asset Value – Financial statements	$250m	$227m
Net Asset Value – Director's valuation	$288m	$263m
Net Asset Value – Director's valuation (per share)	$16.27	$14.87
Share Price – A Shares	$14.75	$12.25
Share Price – B Shares	$14.75	$12.25
Dividend per share	$0.60	$0.60
Total return per share (dividend + valuation uplift)	$2.00	$2.64
Total Shareholder return per annum	13.4%	20.7%

Net profit saw mixed results across the portfolio with both Rainbows End and Polynesian Spa finding conditions hard through the lockdowns, as borders were largely closed throughout the year. Bio-Strategy had strong results on the back of continued growth in healthcare spend and APC Innovate benefited from high demand as increased freight costs and delays reduced demand for competitor imports. Magritek continued to grow revenue, orders and earnings by 15% year on year and Partners Life, while still completing the BNZ acquisition, continued growing total premiums, solidifying its market position in the New Zealand life insurance market.

Next year we would expect NPAT to increase with the addition of the new investments having a full year of trading, specifically Boulcott Hospital, BeGroup and Stuart Drummond Transport.

Total comprehensive income reflects the increase in asset values across the portfolio, including both our share of the operating profits plus the increases in the value of certain holdings, including listed shares, Partners Life, Fiordland Lobster, kiwifruit orchards and venture capital funds. Due to the timing of the settlement of the sale the Heller's land and building (28 April 2022) the impact of this is excluded from the FY22 accounts and will come through in FY23.

Our venture capital (VC) portfolio continues to perform well. It has been a good contributor to returns since our first investment in 2011, returning 19% p.a. since that time. In addition to the attractive returns, from time to time we also gain access to follow-on investment opportunities in portfolio companies that outgrow a fund's investment mandate. VC makes up around 3.5% of Rangatira's portfolio. Although our target allocation is 5%, we have been deliberately selective over the last year in adding any further managers to the portfolio – the primary consideration is patiently choosing outstanding managers who we can look to build a long-term relationship with.

Our listed equity portfolio returned 2.5% in FY22. We hold listed equities to maintain liquidity in the portfolio while also maintaining investment exposure. Our NZ Income and NZ Growth portfolios hold a basket of high-quality New Zealand stocks to provide long term dividend income. We don't trade or attempt to time the market with these – selling listed equities primarily occurs to fund further investment in the private asset portfolio.

The trading portfolio was impacted in the last three months of the year as sentiment moved away from higher growth stocks.

Our two largest holdings in this portfolio are Aroa and Serko - both fell through this period which was the predominant reason for the decline in the portfolio.

The International portfolio is fully managed by Intermede, a London based growth manager. The underlying Intermede portfolio consists of 41 blue chip companies, 26 of which are in the United States.

Year ended 31 March 2022	$m	Total Return	Benchmark Return
New Zealand Income	14.7	+4.2%	-2.6%
New Zealand Growth	10.4	+5.2%	-2.6%
New Zealand Trading	3.3	-19.9%	-2.6%
International	26.6	+2.9%	+6.5%
Total	**55.0**	**+2.5%**	

The underlying cashflow of the portfolio is 3.3% per annum. This is an important metric for Rangatira as it underpins our ability to maintain consistent dividends. Maintaining this is an important factor in our investment approach. The portfolio is currently forecast to generate a similar level of cashflow in FY23.

Consistent with our dividend policy to pay out between 3-5% of our Net Asset Value each year, we have lifted the total dividend to 65 cents this year, making the final dividend 41 cents. This is equal to 4% of Net Asset Value at 31 March 2022.

The Directors' Net Asset Value has increased to $288m or $16.27 per share – the shares were trading at $14.00 or a 14% discount to this value at year end. The increases in value this year have been across the portfolio with contributions from BeGroup, Partners Life, Magritek, Fiordland Lobster, APC Innovate and Domett Properties (Hellers factory), kiwifruit orchards, NZ Pastures and Bio-Strategy. It has been pleasing to see most of our businesses have a strong FY22.

Looking forward we see further growth in the portfolio as most of the investments have continued to trade well in the first quarter of FY23 and have good prospects to continue through the foreseeable future. We also hope to see improvement in Rainbows End and Polynesian Spa as the borders open and the country sees the end of lockdowns, although the tightening economic sentiment may well lead to a more subdued and slower return to historic levels in both international and domestic tourism. However, most businesses have continued to trade to plan in Q1 of FY23 – the exceptions being Fiordland Lobster that has had a slow start due to Chinese lockdowns in April and May, and Boulcott Hospital, which has seen lower utilisation and higher staffing costs due to Omicron.

Total shareholder return, which is the sum of the increase in Director's NAV plus the dividend paid during the year was strong at $2.00 per share representing an annual return of 13.4% for FY22.

We aim to continue to achieve returns like this through FY23 and beyond.

The Portfolio

Four years ago, after realising the proceeds from Hellers, the portfolio had significant cash holdings.

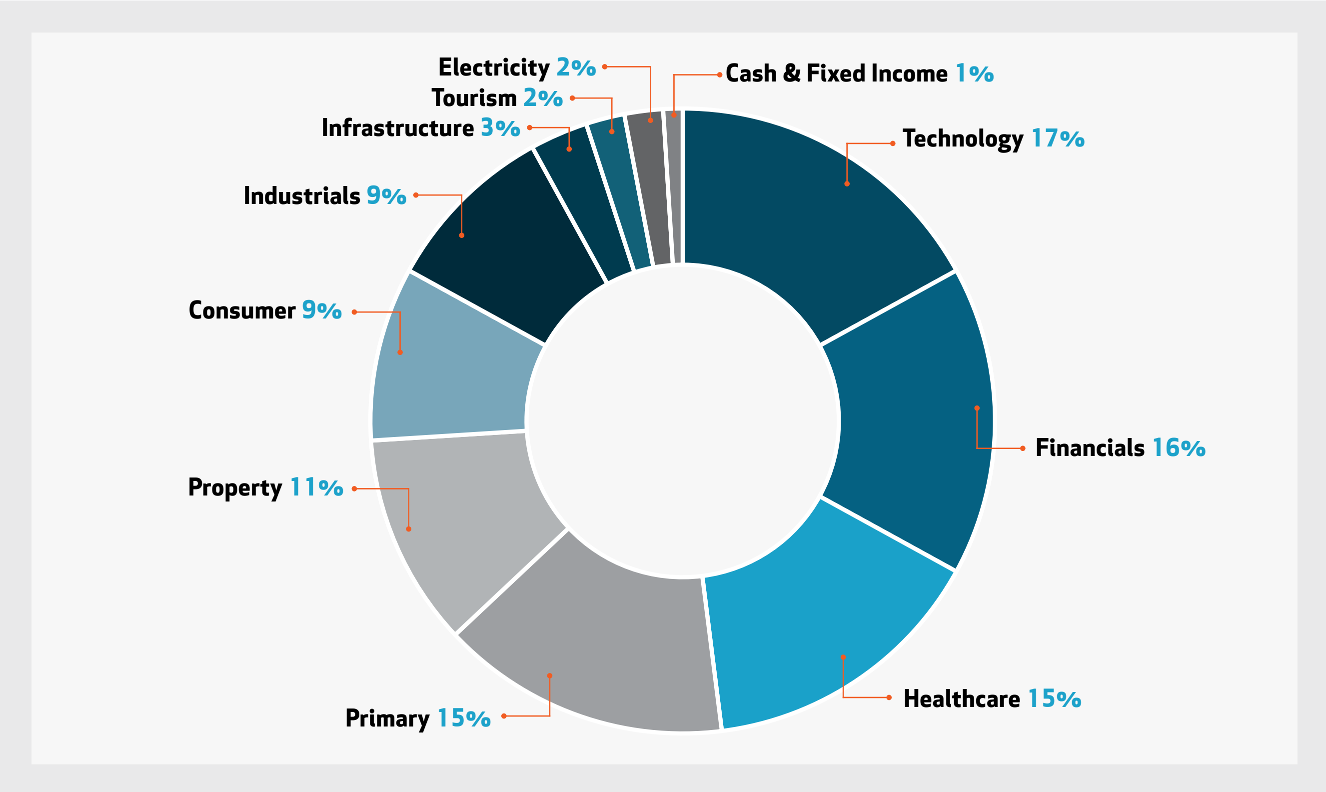
At the time, we gave ourselves three to four years to redeploy this capital back into private businesses. In the interim, we chose to invest this capital into the listed equity markets rather than hold cash. This has played out well for us. The strength of the listed markets over this period meant that we were able to continue to grow the portfolio value and receive dividend income from these stocks. The initial goal of preserving capital and getting some yield was well surpassed with strong asset appreciation in the stocks we held.

At the same time, this took pressure off us having to reinvest the capital quickly, which meant we could be deliberate about the sectors and companies we invested into for the long term. This period of re-investment has almost come to an end, with the funds now invested across a number of new opportunities including BeGroup, Boulcott Hospital, kiwifruit orchards, Fiordland Lobster, Stuart Drummond Transport and additional investments in our existing businesses like Partners Life, Magritek, Bio-Strategy and NZ Pastures.

We now have a good portfolio of private assets that will serve Rangatira well in the future.

The final step in this was highlighted by the recent sale of the Hellers manufacturing plant. This was an asset we did not sell at the same time the Hellers business was sold, as we had no immediate need for the capital. We felt that it was good to have exposure both to property and an asset that was providing consistent yield. All of this proved to be true.

The sale of the property was at a time when we needed the extra capital, to invest into BeGroup, when we felt – with low but rising interest rates – that the pricing and demand for industrial property was at a high-water mark.



While we are comfortable with the sectors we are invested in, we will now focus on businesses that offer both growth and strong cashflows to compliment the current investments and provide us confidence to look to lift dividend levels in the future.

This year we have taken on some debt in Rangatira, which we have done for a couple of reasons. When the cashflows from the sale of Domett did not coincide with the funding of the new investment into BeGroup, we took out a $20m facility over a period of 12 months to bridge this gap. In addition, we think it prudent capital management to hold a modest debt facility as another option to fund an investment. To this end we now have a debt facility of $25m. Prior to the year-end, we used some of this facility to fund the new investment into Boulcott Hospital, ahead of selling down listed equities. Post year end after the settlement of Domett the total debt in the Parent Company was $18.8m.

In conclusion, we now feel that the portfolio is well protected for the economic times we are about to experience, offering both good downside protection and options for growth.

Looking forward

Beyond this immediate year the Board has been considering the challenge of how we position Rangatira for success in the future, bearing in mind the economic outlook over the next 18 months but also how the investment market that we operate in is changing.

Over recent years we have seen increasing asset prices and as a consequence of this the amount we commit to each investment has increased. For context, our initial investment into Hellers in 2005 was $8m, but to get a similar position in a similar company today would typically require an investment of $25m to $35m. Combined with this, the market interest in private companies has risen significantly with many more market participants now doing the same as us.

As a result of this the Board and Management have looked forward and applied some thought to how we both remain relevant and competitive in the current market in order to ensure we are able to continue to deliver good returns for our shareholders and for us to remain to be a relevant investor in the private equity market in New Zealand.

For these reasons, we are undertaking a capital raise to provide further capital for new investments and the ability to continue to support further growth in our current investments. This is the first such capital raise for Rangatira, so we have taken our time before landing on this and consulted with a number of shareholders before proceeding.

We are particularly conscious that through this next stage we preserve the investment approach that has been successful for Rangatira over the years and most importantly that we continue the legacy of our founding family to provide consistent dividend flow and asset growth for our charitable shareholders.

The Board and Management see this as a significant and exciting step for Rangatira.

Polynesian Spa

We must make a special mention this year of our investment in Polynesian Spa. It is 50 years ago that Rangatira partnered with the Lobb family in developing one of the first commercial geothermal spa facilities in New Zealand and it remains one of the most popular visitor sites in Rotorua today.

A 50/50 partnership sealed with a $42,000 investment from Rangatira in 1972 has been a great outcome for three generations of the Lobb Family, Rangatira, the Rotorua community and many millions of visitors to the site over the years.

This is an example of how long-term investing can work.

Our team

To support the growth of Rangatira, we have increased the team to now have two full time investment staff in Auckland with Daniela Bossard joining as an Investment Director to work alongside Matt Olde in our Auckland Office. Matt has been with us for two years now and has made a real difference to Rangatira supporting our Auckland based investments, building of relationships and networks in Auckland and contributing to all investment decisions. Having a bigger team in Auckland will only add to this. Daniela joins us after a successful career at Cameron Partners, further strengthening the capability and capacity of the Rangatira investment team.

The most important part of our team is the management and staff of the companies we have investments in. Our results can only be as good as their combined commitment, resilience and performance which has been without fault through what has been a unique and trying period. We thank all 719 of them.

In closing a thank you to all our Shareholders, Charities and the McKenzie Family for their continued support and belief in Rangatira.

Kind Regards,

David Pilkington

Mark Dossor

Board of Directors

DAVID PILKINGTON (Chair)

David has a BSc and a BEng (Chemical) from the University of Canterbury, and a Postgraduate Diploma in Dairy Science and Technology from Massey University. He is a Chartered Fellow of the Institute of Directors. He is also chair of Port of Tauranga and Douglas Pharmaceuticals and a trustee of NZ Community Trust.

David has previously been a director of Restaurant Brands, Zespri, and Balance Agri-Nutrients as well as several of Rangatira's investee companies. David has been a director of Rangatira since 2006 and chair since September 2013. He sits on the Remuneration Committee.

KEITH GIBSON (Deputy Chair)

Keith, as a member of the Board and the McKenzie family is able to add insight into the relationship with the majority shareholder, the J R McKenzie Trust, and other beneficiaries of JR's and Roy's philanthropy. Keith has a Diploma in Land Surveying from the University of Otago and subsequently gained registration as a land surveyor. He has an interest in harness racing as a director and owner of Roydon Lodge Stud which has bred leading horses such as Sundon, who was New Zealand Stallion of the year on four occasions. Keith was reappointed as a director of Rangatira in 2011, having previously served as a director between 1982 and 2005. He sits on the Audit and Remuneration Committees and on the board of portfolio company Polynesian Spa (chair).

DAVID GIBSON

David Gibson has a Bachelor of Laws (Hons) and a Bachelor of Commerce from the University of Canterbury and over 20 years' investment banking experience, mainly in corporate finance, including leading the investment banking team at Deutsche Bank and Deutsche Craigs in New Zealand. With experience across multiple sectors, he has advised on many of this country's largest capital market transactions across a broad range of sectors. David is also on the boards of NZX listed Goodman, Freightways and NZME. David was first appointed to the Board in March 2019 and sits on the board of portfolio company Bio-Strategy.

SOPHIE HASLEM

Sophie has an executive background in strategy and corporate finance including extensive M&A experience with a career spanning New Zealand Post, Citibank NA, ANZ Investment Bank, and Ernst & Young. Sophie has a BCom and Post-Graduate Diploma in Management from the University of Melbourne and is a Chartered Member of the NZ Institute of Directors. She is a director of the Metservice (Chair), CentrePort (Deputy Chair), Livestock Improvement Corporation, Payments NZ and Ngai Tahu Holdings Corporation. Sophie has been a director of Rangatira since 2013. She chairs the Audit Committee.

SAM KNOWLES

Sam has spent the last decade in governance roles supporting young and ambitious growth companies. Examples include Xero in accounting software, Partners Life in insurance and Synlait in the dairy industry. During the prior decade, Sam was the founding CEO of Kiwibank, leading it from idea to success. This role followed an extensive career in financial services with senior executive roles in Australia and New Zealand. Sam has a BSc in Physics from Waikato University and an MSc (Hons) in Resource Management from Canterbury University. Sam has been a director of Rangatira since 2011 and is on the Remuneration Committee.

CATHY QUINN ONZM

Cathy Quinn was one of Aotearoa New Zealand's foremost commercial and corporate lawyers and has significant expertise in governance, capital markets, mergers and acquisitions and private equity. In 2016, Cathy was made an Officer of the New Zealand Order of Merit (ONZM) for services to law and women. Cathy is a director of Fletcher Building and Fonterra, Chair of Tourism Holdings Limited, Pro-Chancellor of the University of Auckland and a consultant at MinterEllisonRuddWatts. Cathy was appointed to the Rangatira board in March 2019, and also sits on the board of portfolio company, Rainbow's End.

RICHARD WILKS

Richard comes from a 30-year career in corporate banking and has held a number of senior executive roles with ANZ National Bank, Standard Chartered Bank, Citibank Australia, Westpac Trust and Citibank New Zealand where he was Chief Executive. He holds a BCom from the University of Auckland and is a former member of the Institute of Chartered Accountants and the New Zealand Institute of Directors. Richard is a director of Maxwell Farms and has been a director of Rangatira since 2012. He sits on the Audit Committee and on the board of portfolio companies Rainbow's End (chair) and Mrs Higgins (chair).

Executive Team

MARK DOSSOR Chief Executive Officer

Mark has been CEO of Rangatira Investments since August 2018. Prior to this, he was the Chief Financial Officer of the Accident Compensation Corporation. At ACC Mark had responsibility for leading ACC's finance function, procurement, property and investment management covering an investment fund of over $50b. Mark began his career in KPMG and then worked at MAS Technology and Endeavour Capital before spending 3+ years at NZ Post as CFO of their Postal Services Business. Mark is also a past Chairman of the NZVCA. He has a Bachelor of Commerce and Administration from Victoria University of Wellington and completed the Advanced Development Programme at the London Business School. Mark is a member of the Chartered Accountants of Australia & New Zealand and the Institute of Directors. Mark is on the board of portfolio companies Polynesian Spa, Bio-Strategy, Fiordland Lobster, Magritek & Boulcott Hospital.

MATTHEW OLDE Investment Partner

Matt is based in Auckland and joined Rangatira Investments in July 2020. Prior to this, Matt was at Mercury NZ Ltd and at different times had executive responsibility for corporate strategy, ICT, legal, communications, as well as managing the IPO of Mercury (then Mighty River Power) in 2013. In addition, between 2014-2019 Matt was CEO of Metrix, until it was divested by Mercury for $270m in 2019. Matt had joined Mercury after over a decade in investment banking, working at ABN AMRO in Sydney and London, and then Deutsche Bank in Auckland, primarily working within corporate finance advisory and M&A. He has a Bachelor of Commerce (Hons) and Bachelor of Laws from the University of Auckland and more recently completed the Stanford Executive Programme at the Stanford Graduate School of Business. Matt is a member of the Institute of Directors. Matt is on the board of portfolio companies Rainbow's End, APC Innovate, Mrs Higgins, Stuart Drummond Transport and Boulcott Hospital and the Investment Group of BeGroup.

DANIELA BOSSARD Investment Director

Daniela is based in Auckland and joined Rangatira Investments in June 2022. Prior to this, Daniela was at Cameron Partners from 2013 providing M&A, capital raisings, capital structure, and strategic advice across a broad range of sectors; principally food & beverage, agriculture, dairy, oil & gas and technology. Daniela's experience includes working with international and domestic companies, state-owned enterprises, and private equity clients. Earlier in her career Daniela completed an investment banking internship at UBS New Zealand and was part of the Westpac Institutional Banking Graduate Programme specialising in credit analysis and strategic research. She has a Bachelor of Commerce (Honours) and Bachelor of Arts in Economics and Statistics from the University of Auckland. Daniela is a First Director on the INFINZ Board and a member of the INFINZ Emerging Leaders' Committee.

ANNA BARKER Financial Accountant

Anna joined Rangatira in March 2020. She is a Chartered Accountant with over 20 years post qualification commercial, public practice and public sector experience in New Zealand and the UK. She qualified with EY in London with a broad range of audit clients and has since held Financial Controller roles in the advertising, engineering, and FMCG sectors. Anna is a member of both CAANZ and ICAEW and has a BA(Hons) in Philosophy from Cambridge University. She emigrated to New Zealand in 2004 with her family.

KURT PURDON Investment Manager

Kurt joined Rangatira in 2018 following three years in PwC's Corporate Finance practice where he gained experience in M&A, project finance, financial modelling and valuations. He has a Bachelor of Commerce and Masters in Business from the University of Otago and is a CFA Charterholder. Kurt is on the board of portfolio company APC Innovate.

CELEBRATING 50 YEARS 1972 2022

POLYNESIAN SPA
GEOTHERMAL HOT SPRINGS AND THERAPIES

Polynesian Spa and Rangatira celebrate a 50-year partnership

Rotorua is often described as Nature's Spa of the South Pacific. Certainly, when Neville Lobb, the then chief executive of the New Zealand Travel Association, set out to acquire a thermal spa in the late 1960s, he decided Rotorua was the best place for such a venture.

His vision, and the then Government's decision to lease the Ward Baths, enabled the creation of Polynesian Spa, which has gone on to win a reputation as one of the best thermal and natural spas in the world and established its place as one of Rotorua's leading visitor attractions.

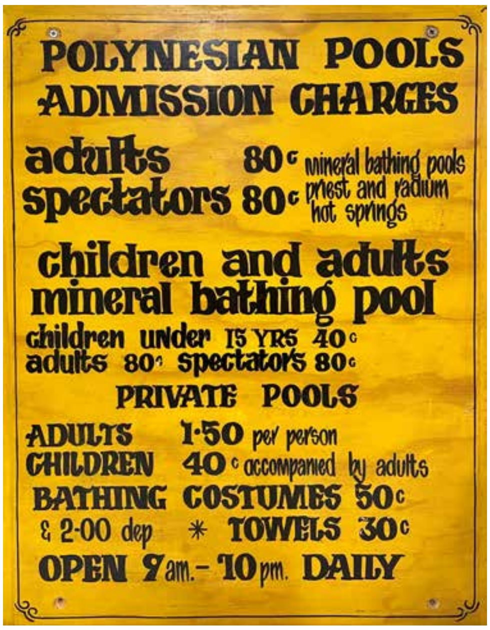
Rangatira has been associated with Polynesian Spa since its inception. When the Lobb family took over the keys to the Ward Baths, a condition of gaining the lease was that the company undertake a staged development of the pool complex. Rangatira provided the capital necessary to enable the Lobb family to acquire the lease and immediately start upgrading the premises.

At the time, the Ward Baths were in a bad state of repair and were losing money. Rangatira was enthusiastic about the Lobb family's plans for a thermal spa and agreed to become an equity partner.

Under new management, the complex reopened on Good Friday 1972 with nearly 2,500 visitors. The refurbished pools proved popular, the number of visitors doubled in the first year and the company posted a maiden profit.

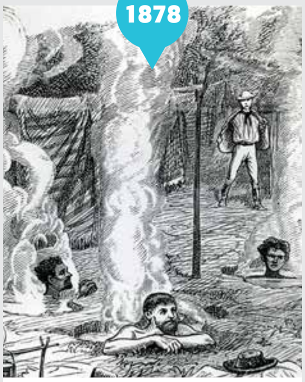
Rangatira's Chief Executive Mark Dossor says, "The partnership with the Lobb family illustrates Rangatira's role - we invest in businesses to help them grow. Today, Neville Lobb's son Martin runs the company and Rangatira's contribution continues to be capital, governance and strategic support.

"Rangatira is proud of its long association with the Lobb family and Polynesian Spa and congratulates the company on achieving its 50th anniversary."



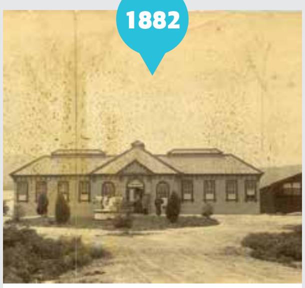
Polynesian Spa – Family Pool

THE POLYNESIAN SPA STORY

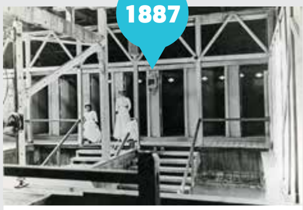


1878: Irish Catholic priest Father James Mahoney is carried from Tauranga to Rotorua to soak his rheumatism-racked body in Te Pupūnitanga thermal spring. After three months, he claims to be cured and walks home. As the news spreads, the floodgates open and people flock to the medicinal springs seeking cures for a variety of ailments. The spring becomes known as the Priest's Bath.

1881: The Crown begins buying land and planning a new township around the area's geothermal springs.



1882: The first government-run bath house opens. Built on the site of the Priest's Bath, the Pavilion Bath is promoted as a health resort by local government.



1887: The Pavilion Bath building falls down due to the highly sulphurous environment corroding the nails. New town engineer Camille Malfroy designs and supervises the construction of a new nail-less structure.

1888: A new building opens housing both the Priest Bath (the former Pavilion Bath renamed in Father Jim's honour) and the new Madame Rachel Bath.

1901: The opening of the Duchess Bath coincides with a visit to the town's new upscale bath house by the Duchess of Cornwall and York visiting New Zealand with her husband on a royal tour from England.

1930: The Pavilion and Duchess Baths become so rundown in the late 1920s that they are finally closed and demolished to make way for the new Ward Baths.

1931: Named in honour of Sir Joseph Ward, the Ward Baths open. Sir Joseph opted to become the first Minister of Tourist and Health Resorts when he became Prime Minister in 1906. The Priest and Duchess Baths remain part of the complex and are complemented by a new Aix wing that boasts warm-air rooms, Scotch and Vichy douches, and massages under sprays of thermal water from the Rachel Spring.

1968: A proposal to take over the running of the Ward Baths is presented to the Tourist and Publicity Department by Neville Lobb. The concept outlines a complete renovation encompassing 20 private pools, a new era of mixed bathing, a coffee lounge, souvenir shop, and facilities for coach parties.

1971: The Ward Baths close, bringing 90 years of government involvement to a close. Polynesian Pools Ltd become a registered company founded by Neville and Margaret Lobb. Neville Lobb steps down from his role as chief executive for the New Zealand National Travel Association (NTA), a role he had held for 19 years.

1972: The Lobb family, together with their investment partners Rangatira Ltd., take over converting the rundown facility into a world-class amenity boasting 13 pools that would later expand to 28. The new complex is officially opened on Easter weekend by the general manager of the Tourist and Publicity Department, John Hartstonge.

1996: The complex rebrands as Polynesian Spa to coincide with the opening of a luxurious Lake Spa Retreat featuring 10 therapy rooms, offering a variety of mineral water and mud therapies, massage, and beauty treatments. The peaceful sanctuary features five open-air shallow thermal pools nestled amongst lush greenery, stonework, mini waterfalls, and an inventive outdoor shower all overlooking Sulphur Bay. The Lake Spa is officially opened by the Minister of Tourism John Banks on February 22.

1999

1999: The Family Pools area has a major upgrade with the addition of two new geothermal pools and hydro-slide for children to enjoy.

2003

2003: The famed Priest and Radium pools close for bathing and secured for viewing. Due to their significance in the development of New Zealand's thermal spa industry, they are still in place and registered by Historic Places Trust.

2004

2004: Three new Priest Pools are built. Water from the now protected and closed Priest and Radium pools is piped to the new pools thus maintaining an important historical link.

2007

2007: Major site works with total rebuilds of the private and cascade pools, tour entrance and new main entrance.

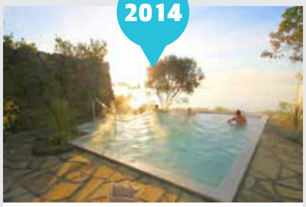
2010

2010: Dual Therapy Suites are added to the Retreat Day Spa.

2013

2013: A reflexology walkway was added to the Pavilion Pools area.

2014



2014: A new Priest Spring pool was added to complement the four existing Rachel Spring pools in the Lake Spa area. Hydrotherapy benefits for visitors were further enhanced with the addition of a cold plunge pool.

2016

2016: A new Lakeside Rachel Pool was added to the Pavilion Pools area to maximise absolute lakeside views for guests.

2017

2017: The on-site café and spa entrance undergoes a major architectural remodelling. The contemporary space that greets you on entry is now known as 88Ra Café. The café's new name is derived from the scientific symbol for Radium – Ra and its atomic number – 88, inspired by the historic Priest and Radium pools.

2018

2018: The second set of geothermal recliners were added to the Deluxe Lake Spa area.

2022

CELEBRATING 50 YEARS
1972 2022
50
POLYNESIAN SPA
GEOTHERMAL HOT SPRINGS AND THERAPIES

2022: Rangatira Ltd have remained the principal investment partners since inception. Their continued support alongside the Lobb Family, has enabled Polynesian Spa to develop into one of Rotorua's premier tourist attractions.Polynesian Spa has been voted seven times as one of the world's top ten geothermal spas by Condé Nast Traveller magazine in their Readers Choice Spa Awards – the only spa to achieve this accolade outside of Europe.

BeGroup

Introducing

Guy Eady, Chief Executive of BeGroup

BeGroup Guy & Melanie Eady

Guy Eady has led BeGroup since its inception in early 2014 and has over 30 years of experience in the retirement village and aged care sector.

BeGroup is a mid-sized retirement village operator with six villages and around 725 residents. BeGroup's first village was in Whangarei. In 2015, a second retirement village was developed in Remuera. Then in October 2021, BeGroup acquired its Masterton village and, later that year, acquired the MiLife Group. MiLife has retirement villages in Levin, Palmerston North and New Plymouth. All BeGroup's retirement villages are purpose-built facilities, with the Masterton and Remuera villages having Care Facilities for those unable to live independently.

Guy says the Be Group's point of difference in the retirement village sector is that all the villages are midsized and resident centric. The largest, Whangarei Falls, only has 153 units and 200 residents.

"This helps create a degree of intimacy. The residents all know one another in our villages, which means a more personal experience for residents and staff alike. All BeGroup's retirement villages are communities."

Guy grew up in Remuera, Auckland and went to the University of Waikato. He graduated with a Bachelor of Management Studies, majoring in Accounting and Marketing. Guy subsequently spent three years at Deloitte before buying a rest home in 1990. This transaction led to the formation of NZ Lifecare which Guy then sold to Macquarie Group. NZ Lifecare, together with other assets became the organisation that is today known as Oceania. Guy then joined Macquarie Group and served as an asset manager and on the Board of both Oceania and Metlifecare. More recently, he was Chairman and Chief Executive of Oceania, one of the largest aged care providers in New Zealand.

Guy was attracted to the aged care sector because he saw it having a reliable future on the back of the number of baby boomers reaching retirement age and that people need somewhere to live and be cared for in their elder years.

Rangatira first invested in BeGroup in June 2021 and subsequently made a follow-on investment that provided capital to help fund BeGroup's recent acquisitions. Rangatira currently has a 26.32 per cent shareholding in the BeGroup Investments Limited Partnership alongside several like-minded partners.

"Having Rangatira as a long-term investor provides further credibility to BeGroup in the retirement village market, reassurance if you like that we are well run, have good management and well-governed. Rangatira's Matthew Olde is also an active member of the group's investment committee.

Guy Eady says that the Covid pandemic and related lockdowns have impacted BeGroup. The cost of equipment and consumables has increased significantly, and we have had to increase staffing across all the villages.

"I gain tremendous satisfaction from building a great management team and seeing them pick up responsibility for running the expanded business that BeGroup is today. While we don't currently have any identified acquisition targets, we will look at any appropriate opportunities in the future," Guy Eady says.

The best advice that Guy has ever received was that - the devil is in the detail - Guy learnt this working as an accountant at Deloitte.

Guy is married to Melanie, and they have three adult children who are pursuing successful careers. The family are all skiers and enjoy outdoor pursuits and time together at their Wanaka property. Guy and Melanie also play golf, and Guy is a member of the Royal Auckland Golf Club and Auckland Rotary.

In conclusion, BeGroup provides affordable and modern retirement villages with a full range of care options, strong ties to the local community and an emphasis on helping residents enjoy life to the fullest extent possible.

Rangatira sees BeGroup operating in an attractive sector and with a strong management team that should deliver good dividend flow and capital appreciation.


Photo by Ministry of Architecture + Interiors and Auckland Photography.

BeGroup

BeGroup offers affordable and modern retirement villages. These residential villages offer a full range of care options, strong ties to the local community and an emphasis on equal and meaningful relationships, where residents decide what retirement living means for them.

BeGroup is focused on existing, operating retirement villages, typically with incremental development potential on the existing site – as opposed to greenfield village development.

On formation of the limited partnership, BeGroup comprised two villages: The Falls in Whangarei and Rawhiti Estate in Remuera. Subsequently, BeGroup acquired Wairarapa Village in Masterton in November 2021 and the MiLife portfolio of villages (Levin, New Plymouth and Palmerston North) in February 2022.

Rangatira sees the retirement sector as attractive, offering growth supported by increasing demand over the long-term. The BeGroup partnership may provide opportunities for further investment in the future.

Investment Date	2021
Ownership Interest	26%
Lifetime IRR	28%

Fiordland Lobster Company

Introducing

Alan Buckner, Chief Executive of the Fiordland Lobster Company

Fiordland Lobster Alan Buckner

Alan has been Chief Executive of The Fiordland Lobster Company (FLC) since 2010.

FLC is a Te Anau based, vertically integrated lobster company, operating across both the Quota and Production sector of the lobster industry. For over 30 years, it has been dedicated to the sustainable fishing and live export of high-quality Southern Rock Lobster (NZ Crayfish). In 2010 FLC expanded its operation into Australia, where it operates under the brand South Australian Lobster Company (SALCo).

In 2018, the Wild Legend brand was created and launched, updating the Kiwi Lobster brand that served Fiordland Lobster Company for almost 30 years. Wild Legend reflects the wild nature of the environment and the wild-caught lobster. It captures the romantic notion of the Chinese 'dragon of the sea'. Wild Legend lobster is rare, prestigious, sought after for celebrations. Strong and lively.

The introduction of the Wild Legend brand in 2018 accompanied the Company's entry into online and new retail sales channels in China. Wild Legend branded lobsters are found in Hema supermarkets and other high-end seafood retail stores. They are available for sale online in Shanghai. Delivery of an individual lobster to the consumer's apartment door is often completed within 30 minutes of ordering.

The acquisition of the Craig Mostyn Tasmania (CMT) lobster assets late last year significantly increased the company's Australian presence, and SALCo is now one of the most significant exporters of live Southern Rock Lobster from Australia. New Zealand and Australian operations both benefit from shared expertise and combined scale. FLC's culture of continual improvement means there is ongoing investment across all Australian sites.

FLC is actively seeking opportunities to increase its interests in the Tasmanian fishery. It has recently completed a $32 million capital raise to provide funding to pursue further acquisitions and reduce debt levels. This saw the introduction of two new shareholder groups, Jarden and Evergreen Capital, two well-known New Zealand investors.

With a net equity value of $310 million, FLC has a 35 per cent share of the New Zealand market and 26 per cent in Australia. It exports to China, Vietnam, Hong Kong, Singapore, North America, UAE and Malaysia. However, China is the Company's key market. This year it expects to send around 1.5 million live lobsters to China. Its success in China saw FLC win the supreme award at the NZ China Trade Association (NZCTA) Business Awards in 2019, pre-COVID-19. FLC has also won the New Zealand Trade & Enterprise award for trade between China and New Zealand.

COVID-19 hit FLC hard in 2020, with live lobster exports ceasing overnight, just before the Chinese New Year. The Covid pandemic meant airports closing and frequent flight changes requiring the high value, highly perishable lobster to be redirected elsewhere. Since then, the 2021 and 2022 financial years have been strong from an earnings perspective.

Rangatira invested in Fiordland Lobster Company in 2018 and currently has an 8 per cent shareholding, and Rangatira's chief executive is a director of the FLC board.

Alan Buckner says FLC has around 150 shareholders with Rangatira being one of the largest.

"Rangatira provides FLC with a link to the investment community and Mark Dossor brings analytical investment insight to the board, which is key given much of our growth will be driven through acquisitions."

Alan Buckner grew up in Gore and graduated from the University of Otago with a Bachelor of Science and a Bachelor of Physical Education.

"My greatest satisfaction over the past three difficult years is that we've been able to keep all staff safe and employed while producing a good financial return for the shareholders and pulling off the hugely significant Craig Moyston acquisition."

Alan Buckner says that The Fiordland Lobster Company has so much opportunity.

"Our mission is to be the most innovative lobster company on the planet and we're well on the way to getting there but there's unfinished business in Australia. While we have a good foundation in South Australian Lobster Company, we need to lift profitability to match that achieved in New Zealand.

The best advice Alan has received was from his father-in-law Sir Robin Gray, the former Member of Parliament and Speaker of the House of Representatives, who said – If you're standing still, someone is going to pass you.

Outside work Alan is a keen golfer, enjoys mountain biking and walking, and when he is lucky, goes fishing. He and his wife have two children, a daughter who is a teacher and a son who has a hospitality business in Wanaka.

In conclusion, the Fiordland Lobster Company is a New Zealand business success story. It is commercially successful and has a longstanding commitment to sustainable fishing, conservation and the environment.

"We recognise the significance of the remarkable environment we have the privilege of operating in and the responsibility we have as guardians of this incredible place to ensure the health of marine ecosystems and marine life.

"Our success is due to our hardworking and talented team and the high calibre of our business partners. Everyone involved strives to deliver the best and freshest southern rock lobster, with the highest level of service," Alan Buckner says.

Fiordland Lobster Company

The Fiordland Lobster Company is a Te Anau based, vertically integrated, lobster company which conducts operations across both the Quota and Production sectors of the lobster industry. For over 30 years it has been dedicated to the sustainable fishing and live export of Southern Rock Lobster (NZ Crayfish). In 2010 Fiordland Lobster Company expanded its operation into Australia where it operates under the brand South Australian Lobster Company and currently processes approximately 20% of the Australian lobster market.

Rangatira sees Fiordland Lobster Company as offering good exposure to the premium fishing industry, underpinned by large quota holdings in New Zealand and Australia.

Investment Date	2018
Ownership Interest	8%
Lifetime IRR	10%

APC Innovate

Auckland Packaging (APC) designs and manufactures point-of-sale, promotional materials, and cardboard packaging.

Under Rangatira, APC has secured market share through focused strategy and investment. APC's customer service has also been a factor in encouraging customers to bring their business back onshore to mitigate supply chain disruption.

In 2021, APC acquired Jazz Print, a leader in the production of collateral for the real estate and automotive industries. As well as bringing a complementary customer base, this acquisition adds additional skills and assets to broaden APC's product offering, and improves utilisation of the existing plant and site.

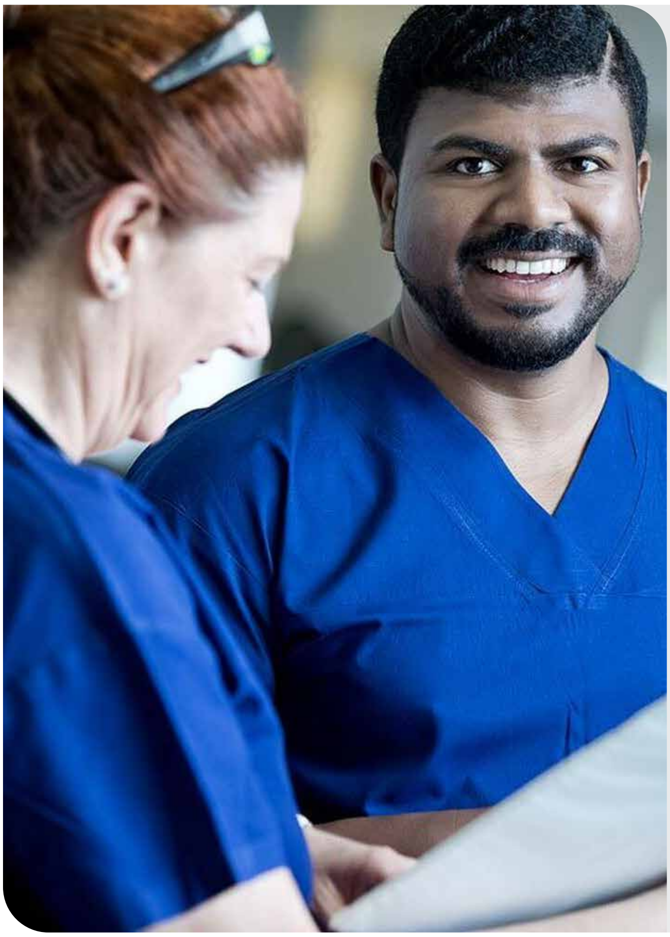
Investment Date	1999
Ownership Interest	100%
IRR (since 2003)	12%

Bio-Strategy

Bio-Strategy is a specialist distributor of laboratory instruments and automation technology products for the clinical diagnostic, life science and applied sectors. Their highly trained staff provide a range of sales and support for customers in laboratories, academia, hospitals and industry.

Medical devices continue to enjoy consistent demand. Unfortunately, one of BioStrategy's suppliers ended its distribution contract at the end of FY22 (to establish its own distribution capability). Irrespective, Bio-Strategy continues to actively seek additional growth opportunities, both additional distribution agreements as well as acquisitions.

Investment Date	2015
Ownership Interest	70%
Lifetime IRR	22%



Boulcott Hospital

Boulcott Hospital is a private surgical hospital based in Lower Hutt. Boulcott is Hutt Valley's premier private health facility, with more than 30 years' experience providing quality surgical and medical services to the region.

There is a significant brownfield expansion project in advanced stages of planning, which on completion, will solidify Boulcott as a leading private hospital in the greater Wellington Region.

Currently, Boulcott is wholly owned by Rangatira. However, Rangatira is currently engaged with medical specialists working at Boulcott Hospital offering them the opportunity to invest alongside Rangatira.

Investment Date	2022
Ownership Interest	100%

Magritek

Magritek was founded by Sir Paul Callaghan and makes benchtop Nuclear Magnetic Resonance (NMR) solutions, which measure the chemical properties of substances for research and industry

Rangatira is invested alongside management, employees and other shareholders. In 2021, specialist US healthcare technology investor, Ampersand Capital, acquired a 5% shareholding.

Rangatira believes there is potential for further growth in the business.

Investment Date	2013
Ownership Interest	27%
Lifetime IRR	26%

Mrs Higgins

Mrs Higgins produces a range of high-quality oven-fresh bakery products including soft chewy cookies, ready to bake pre-portioned cookie dough, café slices & slabs, chocolate fudge brownie, bliss bites and Christmas treats.

The introduction of Rangatira's capital funded the manufacturing plant that opened in February 2018. The large plant, located in West Auckland, enables Mrs Higgins to meet demand for existing products within New Zealand, diversify its product range and potentially expand into the Australian markets.

Investment Date	2017
Ownership Interest	100%
Lifetime IRR	2%

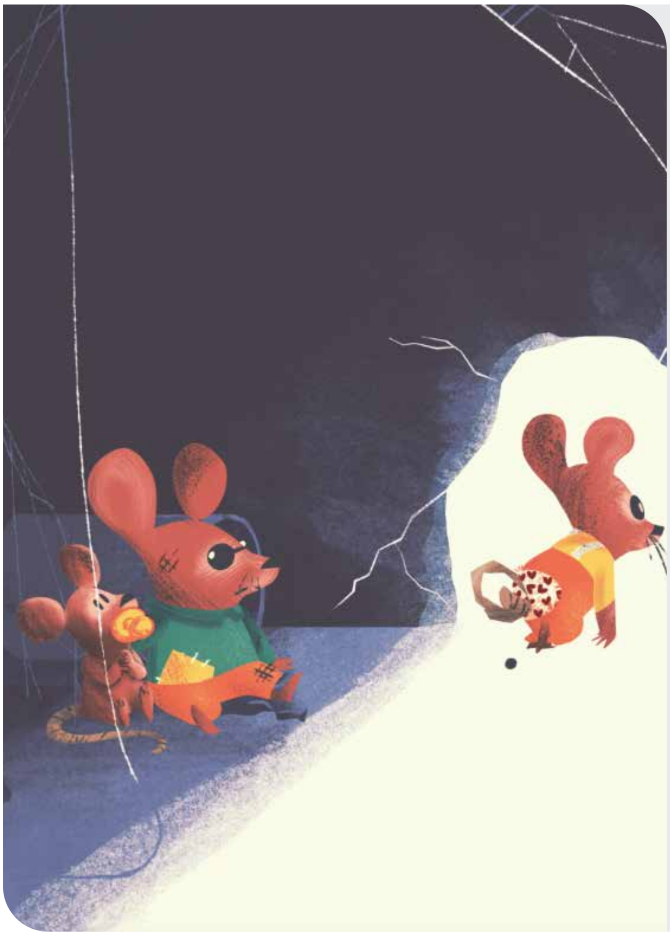
New Zealand Pastures

New Zealand Pastures is a farming and fattening operation based on 23,500 ha of land across three farms in the South Island of New Zealand.

The company recently progressed the development of 1,800 hectares of forestry on one of the properties, and has further land for development.

Rangatira believes in this sector over the long-term and would expect to increase investment in this sector as opportunities present themselves.

Investment Date	2008
Ownership Interest	20%
Lifetime IRR	3%



Partners Life

Partners Life delivers a full suite of innovative, competitively priced life and health insurance products to over 100,000 New Zealand families and businesses.

The key people behind the company have many years of experience in the life insurance industry and were previously involved in establishing Sovereign Assurance and Club Life (now OnePath Life).

The business is currently seeking the necessary regulatory approvals to allow it to complete the acquisition of BNZ Life, expected in 2022.

Rangatira believes the business will soon be in a strong position to consider its options in the market, with the potential to realise value for the existing shareholders.

Investment Date	2012
Ownership Interest	5%
Lifetime IRR	7%

Polynesian Spa

Polynesian Spa provides a unique geothermal spa experience on the shores of Lake Rotorua to up to 300,000 visitors each year.

Rangatira was a principal investor in Polynesian Spa at its 1972 inception. Our continued support over the years has enabled them to grow into one of Rotorua's premier attractions, and add numerous new facilities such as retreats, reflexology walks and plunge pools.

The ongoing pandemic has had a significant impact on Rotorua visitor numbers with a flow-on impact on Polynesian Spa revenues. Notwithstanding, Rangatira believes Polynesian Spa should be able to return close to its previous level of profitability and distributions should international tourists return.

Investment Date	1972
Ownership Interest	51%
IRR (since 2003)	7%

Rainbow's End

Rainbow's End typically entertains over 350,000 guests a year at its theme park in Manukau, Auckland.

Rangatira's investment has allowed for a rejuvenation of the park, including a $2.3m investment in the new Stratosfear ride, an expansion of its Kidz Kingdom, refresh of the iconic log flume ride and recent addition of new attractions including immersive theatre experience, Spectra, and City Strike Laser Tag.

Rainbow's End's financial performance has been impacted by repeated pandemic lockdowns and related operating restrictions. Rangatira expects that there will be an opportunity to improve the yield from this investment as market conditions stabilise following removal of pandemic restrictions.

Investment Date	2013
Ownership Interest	100%
Lifetime IRR	5%

Southern Cross Horticulture

Southern Cross Horticulture (SCH) is a New Zealand kiwifruit orchard developer and manager. Owned by the Dustan family, SCH are highly regarded in the kiwifruit sector and invest their own capital alongside external investors in each development.

In 2019, Rangatira invested in SCH's 36-hectare Oaklands development near Waiuku, south west of Auckland (first crop 2022). In 2020, Rangatira invested in the 'Eastern Rise' development, a 114-hectare orchard near Whakatane (first crop 2023).

Both partnerships produce the Zespri SunGold variety and have purchased shares in Zespri, the grower-owned marketing and exporting company.

Investment Date	2019
Ownership Interest	29% Oaklands 15% Eastern Rise
Lifetime IRR	28%

Stuart Drummond Transport

Rangatira invested in Stuart Drummond Transport at the beginning of the financial year 2023. Stuart Drummond Transport (SDT) is the leading provider of log transport in the Nelson / Marlborough region. With its origins dating back to 1984 and a single truck, SDT now has a modern fleet of over 50 trucks and trailers.

SDT transports logs for a wide range of customers in the Nelson Marlborough region, including some of New Zealand's best known forestry management companies. With the backing of the investor group, SDT continues the legacy of its founder through co-owner and Managing Director, Brodie Drummond, alongside a loyal and long serving team that prides itself on its culture and focus on a safe work environment and stability of employment.

Investment Date	2022
Ownership Interest	37%

PUBLIC INVESTMENTS

New Zealand	2022 NZ$m	2021 NZ$m
Infratil	7.9	9.7
Mainfreight	3.2	3.3
Mercury Energy	2.9	6.6
EBOS Group	2.5	2.0
Fisher & Paykel Healthcare	2.3	3.9
Contact Energy	1.7	3.6
Meridian	1.3	4.0
Move Logistics	1.0	0.8
Scales Corporation	1.0	1.1
Vital Healthcare Property	0.9	1.5
ikeGPS	0.5	0.8
Serko	0.5	1.0
Pacific Edge	0.5	0.5
Vulcan Steel	0.4	-
Syft Technologies	0.3	0.2
Spark	-	1.8
Vector	-	1.6
Trustpower	-	1.6
Genesis Energy	-	1.5
Ryman Healthcare	-	1.4
Arvida	-	1.1
Investore	-	0.9
Oceania Healthcare	-	0.9
Pushpay	-	0.5
a2 Milk	-	0.3
Total	27.0	50.6

International	2022 NZ$m	2021 NZ$m
Intermede	26.6	25.8
Aroa Biosurgery	1.4	1.5
Total	28.0	27.3
Total Public Investments	**55.0**	**77.9**

MANAGED FUNDS

AirTree – Core Fund 2021, Opportunity Fund 2021
Venture Capital (Australia)

AirTree is a venture capital investor who has A$1.3bn under management with over 80 active investments. It largely focuses on investing in early stage technology companies in Australia and New Zealand.

Rangatira is invested in both the 2021 Core and Opportunity Funds. The Core Fund will target 20 to 35 investments at the Seed or Series A/B stage, with the Opportunity Fund targeting a smaller number of later stage (Series B+) follow-on investments in existing portfolio companies.

Investment Date: 2021

Icon Ventures – Fund V, Fund VI, Fund VII
Venture Capital (United States)

Icon Ventures is a Silicon Valley venture capital investor with USD$1.1b under management. It invests in high quality Series B & C opportunities backing world-class entrepreneurs alongside top-tier co-investors. Fund V has invested in 16 companies including MoPub (acquired by Twitter in 2014) and Teladoc (listed on the New York Stock Exchange in 2015) Fund VI has invested in 18 companies that include Opcity (acquired by News Corp in 2018) and Streamlabs (acquired by Logitech in 2019). Fund VII had its first close in 2021.

Investment Date: 2014

Movac – Fund 3, Fund 3 SideCar, Fund 5
Venture Capital (New Zealand)

Movac is a leading venture capital manager in New Zealand. It invests in New Zealand companies with the vision, strategy, and business model to exceed $100m in revenue. Fund 3 invested in 6 companies including PowerbyProxi (acquired by Apple in 2017) and Aroa Bosurgery (listed on the ASX in 2020). In 2020, Rangatira invested in Movac's most recent Fund 5.

Investment Date: 2011

Pacific Channel – Fund II
Venture Capital (New Zealand)

Pacific Channel is an early-stage investment and development firm focused on building successful deep-tech ventures from New Zealand. They invest in companies at their earliest stages and actively support them to accelerate growth.

Investment Date: 2020

J R McKenzie Trust

Principal Charitable Shareholder

J R MCKENZIE TRUST

The over-arching priority of **Te Anga Rautaki**, the J R McKenzie Trust 2021-2030 strategy, is working and investing in ways that advance equity through transformational change and system-focused solutions. Advancing equity means addressing the root causes of inequity and exclusion. It means shifting the conditions that hold inequities in place and prevent people from fulfilling their potential.

Some of the root causes of inequity and exclusion include:

- the intergenerational impacts of colonisation
- racism, discrimination, stigma, and bias
- a lack of visibility, representation, and decision-making power
- systems, policies, and services that don't reflect real lives, needs and different world views
- exclusion from adequate income, which further drives exclusion from other opportunities such as housing or education
- exclusion from participation and opportunities e.g. employment or civic participation
- exclusion from services and social supports.

Josephine Wiredu celebrates Auckland Council cleaners receiving the Living Wage with Mayor Phil Goff

Fiona Michel, Chief Executive, Braemar Hospital

These are the areas where the most pressing issues are evident in Aotearoa New Zealand today, and where the Trust is seeking to make a difference.

In general, realising transformational change requires long-term commitment and support. One of the organisations that the Trust has been supporting for many years is **Living Wage Movement Aotearoa New Zealand**, which brings together secular community organisations, unions, and faith-based groups to campaign for a Living Wage. As a concept, it is simple but powerful – pay workers the hourly wage they need to afford necessities such as food, transportation, housing and childcare, and to participate as an active citizen.

The Living Wage emerged as a response to the growing poverty and inequality that continues to hold back so many Kiwi workers, their families and the economy. Currently sitting at $22.75 per hour, it will rise to $23.65 on 01 September 2022 for all accredited Living Wage employers.

"The wins came slowly for the Living Wage Movement, as ten small Kiwi businesses and committed NGOs first embraced the independently determined Living Wage rate in 2014 to become licensed Living Wage Employers. Now, in 2022, five councils are accredited, and central government has guaranteed all contracted workers in the core public service will receive no less than the Living Wage as they renew the tenders for services. With 260 accredited employers and growing, corporates and SMEs from all across Aotearoa and in all sectors of the economy are embracing these minimum standards," says Annie Newman, Founder - Living Wage Movement Aotearoa New Zealand.

We need look no further than the workers themselves for evidence of the positive effect it has had on the lives of those now earning the Living Wage.

"Being a cleaner for three years, my family and I were really struggling in paying our bills on time. But ever since I got paid the Living wage, my kids are eating healthy now, bills getting paid on time, and we moved into a four-bedroom apartment now that my girls really loved. Now we are starting to save some money so we could go for a holiday as we couldn't before to visit our family back home in Ghana," says Josephine Wiredu.

Living Wage accredited employers understand that the benefits stretch further than simply enabling employees to afford a basic yet decent life. Rather, it's about supporting generational health and wellbeing.

"According to the World Health Organisation, income is one of the key social determinants of health. Simply put, people in poverty have poorer health outcomes. We believe as one of New Zealand's leading private hospitals, that it's important to put our money where our mouth is and show our people through the process of Living Wage accreditation, that we have an ongoing commitment to their health and welfare – not just when times are good, but always," says Fiona Michel, Chief Executive, Braemar Hospital – first hospital in New Zealand to become a Living Wage accredited employer.

Like Sir John and Sir Roy McKenzie, the Trust is aiming to demonstrate courageous leadership as it supports community-designed and community-led solutions. Te Anga Rautaki provides the necessary structure as the Trust continues to strive towards its vision: Kia hua mai he whenua ka toko i te tika me to pono hei korowai mō Aotearoa / A socially just and inclusive Aotearoa New Zealand. Applying equity as the lens through which the Trust views its mahi and seeking to support organisations committed to enabling transformational change, serves as an unwavering touchstone.

For more information about the J R McKenzie Trust, its mahi, and its ngā kaikōkiri/grantees, visit **jrmckenzie.org.nz**, or read its **2020/21 annual report**.

NATIONAL FOUNDATION FOR Deaf & Hard of Hearing

National Foundation for Deaf & Hard of Hearing

Today, 1 in 5 young people have a hearing loss globally. A further one billion young people are currently at risk of preventable hearing loss.

The culprit? Our increasingly noisy lifestyles.

Many young people are unaware that they have done permanent damage to their hearing until it is too late. A major factor is increased exposure to recreational noise, such as listening to personal devices through headphones or earbuds.

To find out what was happening to young peoples' hearing in New Zealand, The National Foundation for Deaf and Hard of Hearing (NFDHH) launched a pilot Hearing Screening Programme in secondary schools. Over the last three years, NFDHH has screened the hearing of close to 3,000 students. Students like Jacob.

Like any teenager, Jacob just wants to be accepted. He's 14-years-old and beginning his journey through high school. During a hearing screening at his school, Jacob returned an abnormal hearing screening result. Upon a referral to a hearing clinic and after a full hearing assessment, it was confirmed that Jacob has severe hearing loss in his left ear and requires a hearing aid.

Thankfully, because of the support of our donors, grant funders, and community partners, Jacob will now go on to receive the hearing help he needs.

Screening the hearing of young Kiwis is so important as an undiagnosed hearing loss can have a huge impact on a child's future. From their educational outcomes to emotional well-being and employment outcomes, the far-reaching and life-long impacts on a person's life are ones we simply cannot afford.

In 2021, Rangatira Investments assisted the Foundation to ensure its viability and sustainability for the future.

To find out more about the work we do, please visit **www.nfd.org.nz**

WOMEN'S REFUGE

Our vision at Women's Refuge is for all women and children in Aotearoa to live free from family violence.

Sadly, our services are in need now more than ever, and we rely on the generous support of New Zealanders to keep our doors open. Throughout the uncertainty of the past few years, our tireless staff have relentlessly supported women and children that experience family violence. Alongside many essential services like ours, providing support and care for our clients has become more complex since the outbreak of Covid-19. We have had to source alternative accommodation for whānau to keep bubbles intact and keep our clients and kaimahi safe.

Fundraising in Covid-19 has been an interesting challenge, with reduced face-to-face korero with our beloved supporters. Last year our main fundraiser for the year was the inaugural Safe-Night-a-thon. Our aim was to raise 10,000 Safe Nights over 10 days in August, with 11 amazing 'money can't buy' experiences to be won. For each Safe Night purchased, donors went in the draw to win the chance to make their own Whittaker's flavour, design a Barbie with Karen Walker, play minigolf with Ashley Bloomfield, and many more experiences with iconic New Zealanders. We raised 12,791 Safe Nights in 10 days, smashing our target. Unfortunately, 3 days after the Safe-Night-a-thon concluded, New Zealand went into a Level 4 lockdown. Subsequent Covid-19 outbreaks have hindered our 11 experiences being redeemed, but now that New Zealand is in the Orange traffic light setting, we are hopeful we can safely go ahead now with our prize winners.

In the policy and research space, we have recently published some interesting research and projects that have generated positive media attention. In June 2021 we released Kids in the Middle, a first of its kind research into children's experience of our Refuge services in the aftermath of family violence. Nineteen children aged between 5 and 13 were interviewed and participated in the research. The children talked to us about of safe houses, children's programmes, Refuge environments, Refuge staff and most importantly the friends they made at Refuge. Overall, they thought Refuge is a great place, but they did have many ideas about how we can make it even better. Women's Refuge is currently creating a welcome video to demystify the services we provide for children, which will form part of an induction package that is age appropriate for children.

As a result of the Kids in the Middle research, Women's Refuge National Office launched the Kōkihi ngā Rito pilot in several Refuges throughout Aotearoa. The pilot focused on the needs of children by situating them as clients in their own right. The pilot is guided by what tamariki told us they need in the Kids in the Middle research. It gives them access to newly appointed specialist kaiārahi tamariki (child advocates) and engagement with advocacy that is both child centred and family violence specialist.

OUR STATS FOR THE YEAR

49,002
WOMEN AND CHILDREN
were referred to our services

50,355
BEDNIGHTS
in safe houses

78 CALLS per day

28,592
CRISIS LINE
calls were made

To donate to Women's Refuge https://womensrefuge.org.nz/make-a-donation/

Rangatira Group at a Glance

Strength in Diversity

Our people across the Rangatira Portfolio Group

SENIOR LEADERSHIP

MALE	FEMALE	NON BINARY/ PREFER NOT TO SAY
17	7	0
71%	29%	0%

MANAGEMENT

MALE	FEMALE	NON BINARY/ PREFER NOT TO SAY
27	26	0
51%	49%	0%

REMAINDER OF WORKFORCE

MALE	FEMALE	NON BINARY/ PREFER NOT TO SAY
251	389	2
39.1%	60.5%	0.3%

NATIONALITIES

20

AGE DISTRIBUTION

UNDER 20	110	15%
20-29	186	26%
30-39	110	15%
40-49	117	16%
50-59	127	18%
60+	68	9%

FINANCIAL STATEMENTS

IMAGE COURTESY OF POLYNESIAN SPA

Rangatira Group

Consolidated Income Statement

For the year ended 31 March 2022

	Note	2022 $000	2021 $000
Continuing operations			
Revenue	2	**124,622**	118,381
Other income	3	**8,004**	5,468
Total income		**132,626**	123,849
Depreciation	9,10	**(7,452)**	(7,647)
Employee benefit expense	4	**(31,868)**	(26,370)
Finance costs		**(2,573)**	(2,418)
Impairment reversal / (expense)	1,23	**(823)**	1,192
Raw materials and consumables used		**(66,506)**	(62,871)
Consulting expense		**(895)**	(403)
Operating expenses	4	**(12,392)**	(9,502)
Profit before tax from continuing operations		**10,117**	15,830
Tax benefit/(expense)	5	**(94)**	(4,138)
Profit after tax from continuing operations		**10,023**	11,692
Profit after tax		**10,023**	11,692
Profit attributable to:			
Equity holders of the parent		**9,120**	9,862
Non-controlling interests		**903**	1,830
		10,023	11,692
Basic and diluted earnings per share (cents)	16	**51.5**	55.7

- The notes on pages 42 to 74 form part of, and should be read in conjunction with, the above statements.

Rangatira Group

Consolidated Statement of Comprehensive Income

For the year ended 31 March 2022

	2022 $000	2021 $000
Other comprehensive income/(losses)		
Investments at Fair Value through OCI		
- valuation gain/(loss) taken to reserves	**21,974**	24,159
- transferred to retained earnings	**-**	-
Translation of foreign operations	**(24)**	473
Associate companies		
- share of reserves of associates (FX)	**(197)**	136
- share of reserves of associates (property)	**2,928**	-
Other comprehensive income/(loss) recognised directly in equity	**24,681**	24,768
Profit after tax from continuing operations	**10,023**	11,692
Total comprehensive income/(loss) for the year after tax	**34,704**	36,460
Total comprehensive income attributable to:		
Equity holders of the parent	**33,809**	34,488
Non-controlling interests	**895**	1,972
	34,704	36,460

- The notes on pages 42 to 74 form part of, and should be read in conjunction with, the above statements.

Rangatira Group

Consolidated Statement of Changes In Equity

For the year ended 31 March 2022

2021	Note	Share capital $000	Retained earnings $000	Investments at fair value reserve $000	Property at fair value reserve $000	Foreign currency translation reserve $000	Attributable to equity holders of the Parent $000	Attributable to non-controlling interests $000	Total $000
Balance at the beginning of the year		17,667	180,525	4,123	-	(498)	201,817	(871)	200,946
Total comprehensive income		-	9,862	24,159	-	467	34,488	1,972	36,460
Dividends paid to parent shareholders	17	-	(9,564)	-	-	-	(9,564)	-	(9,564)
Disposal of subsidiary			478	-	-		478	859	1,337
Acquisition of NCI		-	(274)	-	-	-	(274)	(131)	(405)
Reclassification of FVOCI investment to associate		-	(5,280)	5,280	-	-	-		-
Disposal of FVOCI		-	1,115	(1,115)	-	-	-	-	-
Balance at end of year		**17,667**	**176,862**	**32,447**	**-**	**(31)**	**226,945**	**1,829**	**228,774**

2022	Note	Share capital $000	Retained earnings $000	Investments at fair value reserve $000	Property at fair value reserve $000	Foreign currency translation reserve $000	Attributable to equity holders of the Parent $000	Attributable to non-controlling interests $000	Total $000
Balance at the beginning of the year		17,667	176,862	32,447	-	(31)	226,945	1,829	228,774
Total comprehensive income		-	9,120	21,974	2,928	(213)	33,809	895	34,704
Dividends paid to non-controlling interests		-	-	-	-	-	-	(195)	(195)
Dividends paid to parent shareholders	17	-	(10,627)	-	-	-	(10,627)	-	(10,627)
Disposal of FVOCI		-	6,386	(6,386)	-	-	-	-	-
Balance at end of year		**17,667**	**181,741**	**48,035**	**2,928**	**(244)**	**250,127**	**2,529**	**252,656**

- The notes on pages 42 to 74 form part of, and should be read in conjunction with, the above statements.

Rangatira Group

Consolidated Statement of Financial Position

As at 31 March 2022

	Note	2022 $000	2021 $000
Current assets			
Cash and cash equivalents		**18,564**	21,118
Trade receivables	6	**15,524**	12,988
Inventories	7	**19,420**	13,826
Assets held for sale	24	**25,267**	-
Other current financial assets	8	**7,919**	7,689
Other current assets		**1,553**	967
Total current assets		**88,247**	56,588
Non-current assets			
Property, plant and equipment	9	**75,334**	48,534
Investment property	10	**1,867**	22,034
Investments in associate companies	23	**53,914**	18,278
Goodwill	11	**37,798**	13,067
Intangible assets		**23**	420
Deferred tax asset	5	**4,067**	4,104
Other non-current financial assets	8	**151,017**	137,365
Other non-current assets		**225**	-
Total non-current assets		**324,245**	243,802
Total assets		**412,492**	300,390

- The notes on pages 42 to 74 form part of, and should be read in conjunction with, the above statements.

Rangatira Group

Consolidated Statement of Financial Position (continued)

As at 31 March 2022

	Note	2022 $000	2021 $000
Current liabilities			
Trade and other payables	12	**21,137**	17,860
Borrowings	13	**41,470**	8,421
Lease liabilities		**3,716**	3,321
Liabilities associated with assets held for sale	24	**3,295**	-
Other current financial liabilities	13	**342**	299
Tax payable		**1,714**	1,001
Provisions	14	**5,210**	3,315
Other current liabilities		**81**	-
Total current liabilities		**76,965**	34,217
Non-current liabilities			
Borrowings	13	**34,053**	8,443
Lease liabilities		**48,308**	23,522
Provisions	14	**738**	600
Deferred tax liability	5	**(228)**	4,834
Total non-current liabilities		**82,871**	37,399
Total liabilities		**159,836**	71,616
Net assets		**252,656**	228,774
Equity	.		
Share capital	15	**17,667**	17,667
Retained earnings		**181,741**	176,862
Investments at fair value reserve		**48,035**	32,447
Property at fair value reserve		**2,928**	-
Foreign currency translation reserve		**(244)**	(31)
Equity holders of the Parent		**250,127**	226,945
Attributable to non-controlling interests		**2,529**	1,829
Total equity		**252,656**	228,774

Approved for issue on behalf of the Board on the 17 June 2022.

DA Pilkington **S Haslem**

- The notes on pages 42 to 74 form part of, and should be read in conjunction with, the above statements.

Rangatira Group

Consolidated Statement of Cashflow

For the year ended 31 March 2022

	Note	2022 $000	20201 $000
Cash flows from operating activities			
Cash was provided from:			
Receipts from customers		**124,234**	119,592
Dividends received		**1,983**	1,934
Interest received		**883**	996
		127,100	122,522
Cash was applied to:			
Payments to suppliers and employees		**(114,770)**	(104,907)
Tax paid		**(1,970)**	(2,204)
Interest paid and other costs of finance		**(1,495)**	(1,662)
		(118,235)	(108,773)
Net cash inflows from operating activities	26	**8,865**	13,749
Cash flows from investing activities			
Cash was provided from:			
Proceeds from sale of investments		**29,913**	47,387
Proceeds from sale of property, plant and equipment		**(22)**	1,201
		29,891	48,588
Cash was applied to:			
Purchase of property, plant and equipment		**(3,534)**	(1,989)
Purchase of business (net of cash)		**(33,104)**	-
Purchase of investments		**(49,632)**	(43,451)
		(86,270)	(45,440)
Net cash inflows/(outflows) from investing activities		**(56,379)**	3,148
Cash flows from financing activities			
Cash was provided from:			
Proceeds from borrowings		**60,715**	3,604
		60,715	3,604
Cash was applied to:			
Dividends paid to shareholders of the parent		**(10,627)**	(9,564)
Dividends paid to non-controlling interests		**(195)**	-
Repayment of borrowings		**(800)**	(7,752)
Repayment of lease liabilities		**(4,157)**	(2,817)
		(15,779)	(20,133)
Net cash inflows/(outflows) from financing activities		**44,936**	(16,529)
Net increase/(decrease) in cash held		**(2,578)**	368
Effect of foreign exchange		**24**	473
Cash at beginning of year		**21,118**	20,277
Cash at end of year		**18,564**	21,118
Cash and cash equivalents		**18,564**	21,118

- The notes on pages 42 to 74 form part of, and should be read in conjunction with, the above statements.

Rangatira Group

Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

Note 1 Reporting Entity and Basis of Preparation

Rangatira Limited is an investment company incorporated and domiciled in New Zealand. Its principal activity is investment. The Group consists of Rangatira Limited, its subsidiaries and associates.

The consolidated financial statements have been prepared in accordance with generally accepted accounting practice in New Zealand (NZ GAAP), the Companies Act 1993, and the Financial Reporting Act 2013. They comply with New Zealand equivalents to International Financial Reporting Standards (NZ IFRS) as appropriate for profit-oriented entities, and with International Financial Reporting Standards.

The financial statements are presented in New Zealand dollars. 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, modified by the revaluation of financial instruments as identified in the specific accounting policies below and the accompanying notes.

Accounting policies and standards

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. Comparative figures have been restated where appropriate to ensure consistency with the current period.

Accounting estimates and judgements

The preparation of the financial statements requires the Board of Directors and management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In the process of applying the Group's accounting policies, management has made the following judgements that have had the most significant effect on the amounts recognised in the financial statements.

Impairment testing

There is a need to test for impairment of any tangible or intangible assets which are not already fairly valued.

At each reporting date, the Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Group estimates the recoverable amount of the cash generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use.

If the recoverable amount of an asset (or cash generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash generating unit) is reduced to its recoverable amount. An impairment loss is recognised in profit or loss immediately, unless the relevant asset is carried at fair value, in which case the impairment loss is treated as a revaluation decrease.

Key sources of estimation uncertainty

Goodwill impairment

Determining whether goodwill is impaired requires an estimation of either the higher of the recoverable value or fair value less costs of disposal of the cash generating units to which goodwill has been allocated. The fair value calculation requires the entity to estimate the expected earnings and an appropriate earnings multiple, and compare the fair value to the carrying amount of the cash generating units' assets to determine if any impairment has occurred. Key areas of judgement include deciding the earnings multiple of applicable businesses.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Determination of fair values

Investments in unlisted equity securities are valued by reference to comparable market transactions and valuations provided by fund managers to estimate fair value where such prices are not available. The International Private Equity and Venture Capital Association Limited (IPEV) guidelines are used, which also ensure compliance with NZ IFRS 13. Valuations are performed by the fund managers or use comparable market transactions, and require the use of significant judgement in determining the fair value of investments when no other observable inputs are available.

Adoption status of relevant new financial reporting standards and interpretations

Cloud computing impact

In April 2021, the IFRS Interpretations Committee ('IFRIC') issued an agenda decision clarifying its interpretation on how current accounting standards apply to implementing software and cloud computing arrangements.

The Group had previously recorded these costs as an intangible asset and amortised the costs over the useful life of the software assets.

The impact of adopting IFRIC's agenda decision resulted in an impairment expense of $396,000 for Bio-Strategy in the Group's Consolidated Income Statement for the year ended 31 March 2022. Prior year amounts were not restated.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 2 Revenue

Rangatira Group	2022 $000	2021 $000
Revenue from the sale of goods	**98,600**	93,142
Revenue from the rendering of services [1]	**21,051**	19,980
Dividends	**1,752**	1,864
Interest revenue	**704**	959
Rental income	**2,515**	2,436
Total revenue	**124,622**	118,381

[1] Revenue from the rendering of services includes ticket sales at Polynesian Spa and Rainbows End, and service agreement revenue at Bio-Strategy.

The following provide information about the nature and timing of recognition of revenue as required by NZ IFRS 15.

Sale of packaging goods. The revenue is recognised at a point in time, when the goods are delivered to and have been accepted at the customer premises as this is the point control of the goods have passed to the customer.

Access to recreational facilities. Revenue is recognised when the customer enters the recreational facilities.

Shop sales. The revenue is recognised at a point in time, when the goods are delivered to and have been accepted by the customer.

Sales of scientific consumables. The revenue is recognised at a point in time, when the consumables are delivered to and installed at the customer premises.

Instrument sales. The revenue is recognised at a point in time, when the consumables are delivered to and installed at the customer premises.

Service Agreements. Revenue is recognised over time as the services are provided to the customers.

Dividend Income. Dividend revenue is recognised on the date that the Group's right to receive payment is established, which in the case of quoted securities is the ex-dividend date.

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

Rental Income. Rental income is recognised over time, as the leasing service is provided.

Medical services. Revenue derived from the operation of a private surgical hospital.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 3 Other Income

Other gains/losses on the sale of investments and property, plant and equipment are recognised when the risks and rewards have transferred to the acquirer.

	2022 $000	2021 $000
Gain on disposal of investments	**24**	332
Share of profit/(losses) for the year from associate companies	**7,679**	1,682
Gain/(loss) on disposal of property, plant and equipment	**3**	10
Government Grants (I)	**375**	625
Change in fair value of financial assets classified as fair value through profit or loss	**(958)**	2,474
Other	**881**	345
Total other income	**8,004**	5,468

(I) STAPP grants were received by Rainbow's End and Polynesian Spa.

Note 4 Expenses

	2022 $000	2021 $000
Profit before tax has been arrived at after charging the following expenses:		
Employee benefit expense:		
Defined contribution plans	**861**	857
Kiwisaver employer contributions	**523**	461
Other employee benefits (I)	**30,484**	25,052
Total employee benefit expenses	**31,868**	26,370
Fees paid to auditors:		
Audit of the financial statements	**339**	277
Other non-audit services (II)	**33**	26
Total fees paid to auditors	**372**	303
Other expenses	**12,020**	9,199
Total operating expenses	**12,392**	9,502

(I) Other Employee benefits are net of government wage subsidies (New Zealand) and JobKeeper payments (Australia) which were paid directly to the employees during pandemic lockdowns. Total government subsidies were $2,750,000 (2021: $4,961,000.)

(II) Subsidiaries received taxation advice.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 5 Tax Expense

Current and deferred tax for the period

Current and deferred tax is recognised as an expense or income in the Income Statement, except when it relates to items recognised in other comprehensive income or directly to equity, in which case the deferred tax or current tax is also recognised in other comprehensive income or directly in equity. Where it arises from the initial accounting for a business combination, it is taken into account in the determination of goodwill or excess net assets over consideration paid.

Current Tax

Current tax is calculated by reference to the amount of income taxes payable or recoverable in respect of the taxable profit or tax loss for the period.

Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amount of assets and liabilities in the financial statements and the values used for taxation purposes.

In principle, deferred tax liabilities are recognised for all taxable temporary differences. A deferred tax asset is recognised only to the extent it is probable it will be utilised.

	2022 $000	2021 $000
Income tax recognised in profit or loss:		
(Loss)/profit before tax	**10,117**	15,830
Prima facie tax at 28%	**2,833**	4,433
Tax effects of different jurisdictions	**542**	169
Non deductible expenditure	**573**	621
Non assessable income	**(1,876)**	262
Unutilised tax losses	**203**	(1,481)
Imputation credits offset	**(323)**	(383)
Reversal of deferred tax liability	**(1,853)**	-
Prior period adjustment	**(5)**	517
Tax (benefit)/expense	**94**	4,138
Current tax	**2,640**	2,606
Deferred tax	**(2,546)**	1,532
Imputation credit account balance at year end	**4,138**	3,219

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

2021	Opening balance $000	Charged to income and comprehensive income $000	Charged to equity $000	Business acquisitions $000	Closing balance $000
Gross deferred tax liabilities:					
Property, plant and equipment	2,906	147	(97)	-	2,956
Lease	(148)	1,658	-	-	1,510
Fair value through profit or loss financial assets	(154)	522	-	-	368
	2,604	2,327	(97)	-	4,834
Gross deferred tax assets:					
Provisions, doubtful debts and impairment losses	2,498	795	-	-	3,293
Fair value through profit or loss financial assets	-	-	91	-	91
Tax losses	720	-	-	-	720
	3,218	795	91	-	4,104

2022	Opening balance $000	Charged to income and comprehensive income $000	Charged to equity $000	Business acquisitions $000	Closing balance $000
Gross deferred tax liabilities:					
Property, plant and equipment	2,956	(1,750)	-	(1,551)	(345)
Lease	1,510	(798)	-	(695)	17
Fair value through profit or loss financial assets	368	(268)	-	-	100
	4,834	(2,816)	-	(2,246)	(228)
Gross deferred tax assets:					
Provisions, doubtful debts and impairment losses	3,293	(99)	-	233	3,427
Fair value through profit or loss financial assets	91	(91)	-	-	-
Tax losses	720	(80)	-	-	640
	4,104	(270)	-	233	4,067

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 6 Trade Receivables

Trade receivables without significant financing components are initially recognised at transaction cost and subsequently measured at amortised cost. Impairment losses are calculated using the expected credit loss - simplified approach, as permitted under NZ IFRS 9, which uses a lifetime expected loss allowance. Changes in the carrying amount of the allowance account are recognised in profit or loss.

	2022 $000	2021 $000
Trade receivables [I]	**14,440**	11,561
Allowance for doubtful debts	**(55)**	(55)
	14,385	11,506
GST and other receivables	**1,139**	1,482
	15,524	12,988

[I] The average credit period on sales of goods is 42 days (2021: 45 days). No interest is charged on the trade receivables or on the outstanding balances. The Group has provided fully for all receivables over 180 days because historical experience is such that receivables that are past due beyond 180 days are generally not recoverable. Trade receivables between 40 days and 180 days are provided for based on estimated irrecoverable amounts from the sale of goods, determined by reference to past experience.

Included in the Group's trade receivables balance are debtors that are past due over 30 days at the reporting date with a carrying amount of $1,968,000 (2021: $1,242,000). The Group has not provided for these as there has not been a significant change in credit quality and the Group believes the amounts are still considered recoverable. The Group does not hold any collateral over these balances.

Before accepting any new customers, the Group uses an assessment criteria for potential customers' credit quality and defines credit limits by customer.

	2022 $000	2021 $000
Ageing of past due but not impaired trade receivables:		
30-60 days	**1,006**	848
61-90 days	**332**	175
91-180 days	**630**	219
Total	**1,968**	1,242

	2022 $000	2021 $000
Movement in doubtful debts:		
Balance at beginning of the year	(55)	(55)
Amounts provided for during the year	-	-
(Increase)/decrease in allowance recognised in profit	-	-
Balance at the end of the year	(55)	(55)

In determining the recoverability of a trade receivable the Group considers any change in the credit quality of the trade receivable from the date credit was initially granted up to the reporting date. Accordingly, the Directors believe that there is no further credit provision required in excess of the allowance for doubtful debts.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2021

Note 7 Inventories

Inventories, consisting of merchandise held for resale, manufactured goods, manufacturing work in progress and raw materials are valued at the lower of cost and net realisable value determined on a first-in first-out basis. Costs, including an appropriate portion of direct overhead expenses, are assigned to inventory on-hand on a weighted average basis. Net realisable value represents the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

	2022 $000	2021 $000
Merchandise held for resale	**18,294**	13,407
Goods in transit	**3,175**	2,584
Work in progress	**161**	172
Raw materials	**653**	556
Provision for obsolescence	**(2,863)**	(2,893)
	19,420	13,826

Note 8 Other Financial Assets

A financial asset or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. On initial recognition, a financial asset is classified as measured at: amortised cost; FVOCI – debt investment; FVOCI – equity investment; or FVTPL, taking into account the business model within which they are managed, and their contractual cash flow characteristics.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Financial assets at fair value through profit or loss

The Group has classified certain unlisted shares, listed shares and derivatives as financial assets at fair value through profit or loss where the financial asset is held for trading. The listed and unlisted shares have been acquired principally for the purpose of selling in the near future. These financial assets are at fair value, with any resultant gain or loss recognised in the Income Statement.

Fair Value through Other Comprehensive Income (FVOCI)

Certain shares are classified as being FVOCI and are stated at fair value. These equity securities represent investments that the Group intends to hold for the long term for strategic purposes. Changes in fair value are recognised in other comprehensive income. Dividends are recognised in profit or loss when the Group's right to receive the dividend is established.

Fair value estimation

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance date. The Group uses recent transaction prices and valuations provided by fund managers to estimate the fair value where such prices are not available. IPEV valuation guidelines are used, which also ensures compliance with NZ IFRS 13.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 8 Other Financial Assets (continued)

Amortised cost

Loans and receivables are recorded at amortised cost less impairment. For performing loans and receivables, where the credit risk is in line with the original expectations, the Group applies the 12 month expected credit losses model. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime. For underperforming loans and receivables, a significant increase in credit risk is presumed if interest and/or principal repayments are 30 days past due for such loans, the Group applies a lifetime expected losses approach to calculate the expected credit loss provision.

To measure the expected credit losses, management has obtained collateral values and assessed the probability of default. Management also consider the history of payments, account activity, economic factors and other relevant information when determining the amount of loss allowance.

The company has recognised an expected credit loss of $286,000 for the year ended 31 March 2022 (31 March 2021 : $286,000). This is based on the information available at that time and taking into consideration events that occurred up to the date of authorisation of the financial statements.

	2022 $000	2021 $000
Loans and receivable at amortised cost:		
Interest bearing loans advanced to other parties	11,112	14,144
Non-interest bearing loans advanced to associates	1,000	-
Financial assets at fair value through profit or loss:		
Publicly listed shares	3,271	4,009
Private shares	270	1,350
Fair Value through Other Comprehensive Income		
Publicly listed shares	51,737	73,913
Private shares	91,546	51,638
	158,936	145,054
Current	7,919	7,689
Non-current	151,017	137,365

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 9 Property, Plant and Equipment

Property, plant and equipment is measured at cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the item.

Depreciation is provided on property, plant and equipment, excluding land. Depreciation is calculated on a straight line or diminishing value basis so as to write off the net cost of each asset over its expected useful life to its estimated residual value. Leasehold improvements are depreciated over the period of the lease or estimated useful life, whichever is the shorter, using the diminishing value or straight line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each annual reporting period.

The principal rates (straight line or diminishing value) used are:

- Freehold and leasehold buildings 1–4%
- Plant and equipment 4-60%
- Furniture and leasehold improvements 4-40%
- IT hardware 40-48%

The gain or loss arising on disposal or retirement is determined as the difference between sales proceeds and the carrying amount of the asset and is recognised in the Consolidated Income Statement.

Gross carrying amount	Land and buildings at cost $000	Plant and equipment at cost $000	Furniture and leasehold improvements at cost $000	IT Hardware at cost $000	PPE Total $000	ROU Assets $000	Total $000
2021							
Gross value at the beginning of the year	15,028	45,024	14,942	904	75,898	29,486	105,383
Additions	9	610	552	30	1,202	679	1,881
Disposals		(23)	(28)	(2)	(53)	(1,949)	(2,002)
Impairment loss reversal	-	-	-	-	-	1,192	1,192
Effect of movements in foreign exchange	-	-	-	-	-	123	123
Restatement	-	31	(664)	326	(307)	-	(307)
Gross value at the end of the year	**15,037**	**45,642**	**14,802**	**1,258**	**76,739**	**29,531**	**106,270**
2022							
Gross value at the beginning of the year	15,037	45,642	14,802	1,258	76,739	29,531	106,270
Additions	26	2,663	601	243	3,534	5,156	8,690
Additions on Acquisition of subsidiary	-	1,694	123	64	1,881	23,461	25,342
Disposals	-	(1,949)	(120)	(30)	(2,098)	(1,206)	(3,304)
Gross value at the end of the year	**15,063**	**48,050**	**15,406**	**1,535**	**80,054**	**56,942**	**136,996**

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 9 Property, Plant and Equipment (continued)

Accumulated depreciation and impairment	Land and buildings at cost $000	Plant and equipment at cost $000	Furniture and leasehold improvements at cost $000	IT Hardware at cost $000	PPE Total $000	ROU Assets $000	Total $000
2021							
Accumulated depreciation at the beginning of the year	6,819	33,313	8,804	695	49,631	2,815	52,446
Depreciation expense	301	2,157	944	118	3,520	2,843	6,363
Disposals	-	(22)	(28)	(2)	(52)	(728)	(779)
Effect of movements in foreign exchange	-	-	-	-		14	14
Restatement	-	45	(648)	296	(307)	-	(307)
Accumulated depreciation at the end of the year	**7,120**	**35,493**	**9,072**	**1,107**	**52,792**	**4,942**	**57,734**
2022							
Accumulated depreciation at the beginning of the year	7,120	35,493	9,072	1,107	52,792	4,942	57,734
Depreciation expense	282	2,230	829	152	3,493	2,962	6,455
Disposals	-	(1,950)	(109)	(14)	(2,073)	(454)	(2,527)
Accumulated depreciation at the end of the year	**7,402**	**35,773**	**9,792**	**1,245**	**54,212**	**7,450**	**61,662**
Net book value							
As at 31 March 2021	7,917	10,149	5,730	151	23,947	24,589	48,535
As at 31 March 2022	7,661	12,277	5,614	290	25,840	49,492	75,334

The Group has receivables from finance leases relating to the sub lease of premises that have been disclosed as a right of use asset.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 10 Investment Property

Investment property comprises a number of residential properties.

	Note	2022 $000	2021 $000
Gross carrying amount			
Gross value at the beginning of the year		**32,612**	32,604
Additions		**12**	8
Transferred to Assets Held for Sale	24	**(30,475)**	-
Gross value at the end of the year		**2,149**	32,612
Accumulated depreciation and impairment			
Accumulated depreciation at the beginning of the year		**10,578**	9,576
Depreciation expense		**997**	1,002
Transferred to Assets Held for Sale	24	**(11,293)**	-
Accumulated depreciation at the end of the year		**282**	10,578
Net book value		**1,867**	22,034

The investment property is recorded at cost being the fair value at acquisition in November 2015 less accumulated depreciation.

Depreciation is calculated on a straight line basis (3%-18%) so as to write off the net cost of each asset over its expected useful life to its estimated residual value. The estimated useful lives, residual values and depreciation method are reviewed at the end of each annual reporting period.

Leases as a lessor

The Group has receivables from operating leases relating to the lease of premises on its investment property and sub lease of clinics within the private hospital

	2022 $000	2021 $000
Operating Lease receivables as a lessor		
Within 1 year	**607**	2,343
Greater than 1 year, but less than 2 years	**397**	2,343
Greater than 2 year, but less than 5 years	**1,129**	7,028
Greater than 5 years	**3,200**	8,199
Total undiscounted lease payments receivable	**5,333**	**19,912**

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Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 11 Goodwill

Goodwill arising on the acquisition of a subsidiary is recognised as an asset at the date that control is acquired. Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interest in the acquire and the fair value of the acquirer's previously-held equity interest (if any) in the acquiree over the fair value of the identifiable net assets recognised. Goodwill is not amortised, but tested for impairment annually and whenever there is an indication that the goodwill may be impaired. Any impairment is recognised immediately in the income statement and is not subsequently reversed.

Goodwill by subsidiary

	Note	2022 $000	2021 $000
Auckland Packaging Company Limited		**4,820**	1,826
Bio-Strategy Holdings Limited		**6,626**	6,626
Boulcott Holdco Limited	25	**26,352**	-
Domett Properties Limited		**-**	4,615
Total goodwill		**37,798**	13,067

	2022 $000	2021 $000
Cost	**13,067**	19,788
Additions	**29,347**	-
Transferred to Assets held for sale	**(4,616)**	-
Impairment	**-**	(6,721)
Total goodwill	**37,798**	13,067

Goodwill has been allocated for impairment testing purposes to the cash-generating units of each subsidiary. The recoverable amount of goodwill is determined from fair value less cost to sell. The key assumptions applied in the calculation are the expected earnings and an appropriate earnings multiple. Management estimates the earnings multiples using current market assessments and the risks specific to the assets of the cash generating unit. Changes in earnings are based on past practices and expectations of future market changes. Management prepares earnings forecasts based on strategic plans approved by the Board.

On 1 December 2021 Auckland Packaging Company Ltd acquired the net assets of Jazz Print Limited, an Auckland based manufacturer of signage.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 12 Trade Creditors

Trade payables and other accounts payable are recognised when the Group becomes obliged to make future payments resulting from the purchase of goods and services.

	2022 $000	2021 $000
Trade creditors [i]	**10,221**	8,669
GST payable	**1,019**	1,080
Accrued interest	**205**	474
Deferred income	**5,569**	3,783
Other payables	**4,123**	3,854
	21,137	17,860

[i] The average credit period on purchases of certain goods is 28 days (2021: 24 days). No interest is charged on trade payables. The Group has financial risk management policies in place to ensure that all payables are paid within the credit timeframe.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 13 Borrowings and Other Financial Liabilities

All loans and borrowings are initially recognised at fair value less transaction costs, and subsequently at amortised cost using the effective interest rate method.

(a) Borrowings

	2022 $000	2021 $000
Unsecured at amortised cost		
Current		
Loans from non-controlling interests in subsidiaries	6,508	7,613
Bank loans [i]	22,250	-
Non-current		
Loans from non-controlling interests in subsidiaries	3,130	2,025
Bank loans [i]	3,067	-
Secured at amortised cost		
Current		
Bank loans [i]	12,700	800
Finance lease liabilities	12	8
Non-current		
Bank loans [i]	27,856	6,406
Finance lease liabilities	-	12
	75,523	16,864
Current portion	41,470	8,421
Non-current portion	34,053	8,443

[i] Rangatira Limited has a Custom Average Rate Loan facility with BNZ of $25,000,000 which expires in February 2025, which is secured on all the present and after acquired property of the Company. In addition to this an unsecured term loan was drawndown of $20,000,000 which expired on the 29 April 2022. This was rolled over for 7 days and subsequently repaid on the 4 May 2022 following the sale of investment property in note 10.

Bio-Strategy Holdings Limited refinanced its loan and overdraft facilities with BNZ in October 2020 and the term of the facilities are for three years. The bank loans are secured by a first ranking general security agreement over all of the present and after acquired property.

New Zealand Experience Limited's bank loans are secured by a first mortgage with BNZ over the leasehold interest and a general security agreement over all its assets. The covenant was breached during the year which the bank has waived. The loan has been classified as a current liability.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Polynesian Spa Limited has a Custom Average Rate Loan facility with BNZ of $2,350,000 which expires in July 2022. It is secured by a general security agreement over all its assets, uncalled capital and undertakings of the company. The current balance drawn down is nil.

Domett Properties Limited has a Custom Average Rate Loan facility with BNZ of $2,000,000 which expires in June 2023, It was secured against the investment property described in note 10. and repaid on 29 April 2022. It has been classified as a liability associated with assets held for sale.

Auckland Packaging Company Limited has an undrawn overdraft facility of $750,000 and a fixed interest term loan with BNZ which matures in November 2024. The loan is secured on the present and after acquired property of the company.

Boulcott Holdco Limited has secured term loans of $11,900,000 with BNZ. The first facility is $3,900,000 and matured on 2 May 2022 and was rolled over for a further 90 days. The second loan is for $8,000,000 and matures on the 29 June 2022. The loans are secured against all of the present and after acquired property.

(b) Other Financial Liabilities

The Group enters into derivative financial instruments to manage its exposure to foreign currency risk and interest rate risk, including forward exchange contracts and interest rate swaps.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date.

The Group does not hedge account for its derivatives.

	2022 $000	2021 $000
Current		
Foreign currency forward contracts	**342**	299
	342	299

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 14 Provisions

The provision for employee benefits represents the present value of the Directors' best estimate of the future cost of economic benefits that will be required in the next 12 months for payment of employee entitlements, such as outstanding annual leave, long service leave and collective agreement payments.

The provision for make good is the Directors' best estimate of the future cost to make good any damage to the land in removing any movable fixtures at the expiration of the lease.

	2022 $000	2021 $000
Employee benefits - current	**5,210**	3,264
Make good on lease -current	**-**	50
Make good on lease - non-current	**738**	600
Other current provisions	**-**	1
	5,948	3,915

Note 15 Share Capital

	2022 $000	2021 $000
Ordinary "A" shares (6,165,000 shares) of $1	**6,165**	6,165
Ordinary "B" shares (11,547,000 shares) of $1	**11,547**	11,547
less Treasury shares (2,000 A Shares and 2,000 B Shares)	**(45)**	(45)
	17,667	17,667

"A" and "B" shares rank equally, except that "B" shares carry restricted voting rights. These are limited to voting on proposals to:

(i) sell the whole of Rangatira Limited's undertaking, or

(ii) alter its constitution.

The "B" shareholders are not entitled to participate in future cash issues unless the "A" shareholders agree. These matters are set out in full in Clause 3 of Rangatira Limited's constitution.

All "A" and "B" shares are fully paid and there are no partly paid shares.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 16 Earnings Per Share

Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period. There are no dilutive equity instruments in the Group so basic earnings per share and diluted earnings per share are the same.

	2022 $000	2021 $000
Profit attributable to equity holders of the Parent	**9,120**	9,862
Number of shares	**17,708**	17,708
Earnings per share (cents)	**51.5**	55.7

Note 17 Dividends

	2022	2021
Amount paid (cents per share)	**60.0**	54.0
Amount paid ($000's)	**10,627**	9,564

Note 18 Capital Commitments

	2022 $000	2021 $000
Plant and equipment	**323**	-
Investments [i]	**10,070**	6,330
	10,393	6,330

[i] Other capital commitments are for investment funds that are under contract but not invested in at balance date.

Note 19 Contingent Liabilities

There are no significant contingent liabilities (2021: nil).

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 20 Subsidiary Associate and Joint Venture Companies

The Group financial statements are prepared by consolidating the financial statements of Rangatira Limited and its subsidiaries as defined in NZ IAS 27 Consolidated and Separate Financial Statements. Consistent accounting policies are employed in the preparation and presentation of the financial statements.

Subsidiaries are entities controlled by the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies.

Subsequent to initial recognition, investments in associates are accounted for under the equity method in the Group financial statements.

All subsidiary companies have balance dates of 31 March and are incorporated in New Zealand with the exception of Bio-Strategy Pty Limited, which is incorporated in Australia and companies in the Boulcott Group which have a balance date of 31 December.

		Percentage owned at 31 March	
	Principal activities	2022	2021
Auckland Packaging Company Limited	Packaging	100%	100%
Bio-Strategy Holdings Limited	Distribution of scientific equipment	70%	70%
Bio-Strategy Laboratory Products Pty Limited (i)	Distribution of scientific equipment	70%	70%
Bio-Strategy Limited	Distribution of scientific equipment	70%	70%
Bio-Strategy Pty Limited	Distribution of scientific equipment	70%	70%
Boulcott Holdco Limited	Private Hospital	100%	0%
Boulcott Pulse Health Limited	Private Hospital	100%	0%
Domett Properties Limited	Property	68%	68%
Global Science 1 (i)	Distribution of scientific equipment	70%	70%
Global Science 2 (i)	Distribution of scientific equipment	70%	70%
Global Science GP (i)	Distribution of scientific equipment	70%	70%
Global Science LP (i)	Distribution of scientific equipment	70%	70%
New Zealand Experience Limited	Theme park operator	100%	100%
Pacific 2021 Bidco NZ Limited	Private Hospital	100%	0%
Polynesian Spa Limited	Tourism	51%	51%
Pulse Health NZ Limited	Private Hospital	100%	0%
Rainbow's End Theme Park Limited	Theme park operator	100%	100%
Rangatira Ventures Limited	Special purpose investment	100%	100%
Tongariro Invt Limited (i)	Special purpose investment	100%	100%
Watt Land Company Limited	Trading investment	100%	100%

(i) Non trading subsidiaries.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 21 Related Party Transactions

Transactions and Balances with Associates and Key Management Personnel

The transactions and balances below are those between the Group and key management personnel.

	2022 $000	2021 $000
Expenses		
Key management personnel expenses comprised :		
Short-term employee benefits	**4,099**	3,379
Retirement benefits	**-**	98
	4,099	3,477

Key management personnel consisted of the chief executives and senior employees of the parent and subsidiary companies.

Directors' fees paid to directors of Rangatira Ltd and its subsidiaries during the year were $579,000 (2021 : $462,000)

Note 22 Financial Instruments

(a) Capital Risk Management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance.

Financial and capital management involves ensuring that the Group income, expenses and statement of financial position are managed in such a way as to maximise returns to investors. This includes:

- Ensuring that cash flows from dividends and other income are utilised as they come available. This may be by way of capital expenditure for expansion of the business, or simply by debt repayments or by ensuring that cash balances are earning competitive interest rates.
- Ensuring that borrowings are used prudently, minimising interest costs, while at the same time making appropriate decisions about the trade-off between the cost of borrowing and the potential return from investment opportunities.

The capital structure of the Group consists of debt, which includes the borrowings disclosed in note 13, cash and cash equivalents and equity attributable to equity holders of the Parent, comprising issued capital, retained earnings and reserves.

Some of the Group's subsidiaries are subject to externally imposed bank covenants as part of their secured bank loan facilities and Rainbow's End breached its covenant although BNZ issued a waiver for that breach.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 22 Financial Instruments (continued)

(b) Foreign Currency Risk Management

The Group's risk management practices remain consistent with the prior year. The Group undertakes certain transactions denominated in foreign currencies, hence exposures to exchange rate fluctuations arise. Exchange rate exposures are managed within approved policy parameters utilising forward foreign exchange contracts.

All foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Non-monetary assets and liabilities carried at fair value that are denominated in foreign currencies are translated at the rates prevailing at the date when the fair value was determined. Exchange differences are recognised in the profit or loss in the period in which they arise except for exchange differences on the Group's foreign operations assets and liabilities which are recognised in the Group's foreign currency translation reserve.

The carrying amount of the Group's foreign currency denominated monetary assets and monetary liabilities at the reporting date was as follows:

	2022 $000	2021 $000
Assets		
AUD	**12,916**	12,974
HKD	-	1
EUR	**19**	5
USD	**33,166**	32,184
Liabilities		
USD	**5,791**	3,701
EUR	**778**	1,688
AUD	**9,831**	10,593
GBP	**122**	267
CHF	**1**	(1)

(c) Forward Foreign Exchange Contracts

It is the policy of the Group to enter into forward foreign exchange contracts to cover specific foreign currency payments and receipts. The Group also enters into forward foreign exchange contracts to manage the risk associated with anticipated sales and purchase transactions out to 12 months within 25% to 85% of the exposure generated.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

(d) Categories of Financial Instruments

2021	Loans and receivables $000	Fair value through other comprehensive income $000	Fair value through profit or loss $000	Financial liabilities at amortised cost $000	Total $000
Assets					
Cash and term deposits	21,118	-	-	-	21,118
Trade and other receivables	12,988	-	-	-	12,988
Investments classified as held for sale	-	-	-	-	-
Other financial assets	14,144	125,551	5,359	-	145,054
Total financial assets	48,250	125,551	5,359	-	179,160
Total non-financial assets	-	-	-	-	121,230
Total assets	48,250	125,551	5,359	-	300,390
Liabilities					
Trade and other payables	-	-	-	17,860	17,860
Borrowings and other financial liabilities	-	-	299	16,864	17,163
Total financial liabilities	-	-	299	34,724	35,023
Total non-financial liabilities	-	-	-	-	36,593
Total liabilities	-	-	299	34,724	71,616

2022	Loans and receivables $000	Fair value through other comprehensive income $000	Fair value through profit or loss $000	Financial liabilities at amortised cost $000	Total $000
Assets					
Cash and term deposits	18,564	-	-	-	18,564
Trade and other receivables	15,524	-	-	-	15,524
Investments classified as held for sale	-	-	-	-	-
Other financial assets	12,112	143,283	3,541	-	158,936
Total financial assets	46,200	143,283	3,541	-	193,024
Total non-financial assets	-	-	-	-	219,468
Total assets	46,200	143,283	3,541	-	412,492
Liabilities					
Trade and other payables	-	-	-	21,137	21,137
Borrowings and other financial liabilities	-	342	-	75,523	75,865
Total financial liabilities	-	342	-	96,660	97,002
Total non-financial liabilities	-	-	-	-	62,834
Total liabilities	-	342	-	96,660	159,836

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 22 Financial Instruments (continued)

(e) Interest Rate Risk

The Group has long term variable rate borrowings, which are used to fund ongoing activities. Management monitors the level of interest rates on an ongoing basis, and from time to time, will lock in fixed rates. The notional principal or contract amounts of the Group's long term variable rate borrowings at balance date were $60,556,000 (2021 : $5,706,000).

A sensitivity analysis of the exposure to interest rate risk at reporting date shows if variable interest rates had been 1% higher/lower, while all other variables were held constant, the net profit after tax would have decreased/increased by $436,000.

(f) Credit Risk and Concentrations of Credit Risk

The Group incurs credit risk from trade debtors and transactions with financial institutions. The risk associated with trade debtors is managed with a credit policy, which includes performing credit evaluations on customers. The risk associated with financial institutions is managed by placing cash and short-term investments with registered New Zealand and Australian banks.

The Group also incurs credit risk from holding loans and receivables with third parties as investments. These loans and receivables have been recorded at cost less the expected credit loss (ECL) as prescribed by IFRS 9. The maximum credit risk is capped at the maximum carrying value of the loan as per note 8.

(g) Listed Equity Price Risk and Other Price Risk Sensitivity Analysis

The Group is exposed to listed equity price risks arising from listed equity investments. The fair value through OCI investments are held for strategic rather than trading purposes. The Group does not actively trade these investments.

A sensitivity analysis of the exposure to listed equity price risks at reporting date shows if the market price had been 1% higher/lower, while all other variables were held constant, the investment held at fair value reserve would have increased/decreased by $517,000, and the financial assets at fair value through profit and loss by $33,000.

Investments in unlisted equity securities are, by their nature, less liquid. For the unlisted equity investments carried at fair value, a movement in the net asset valuations of 1% changes the value of the investments held at fair value reserve by $779,000, and the financial assets at fair value through profit and loss by $3,000.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

(h) Fair Value of Financial Instruments

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 fair value measurements are those derived from valuation techniques that includes inputs for the asset or liability that are not based on observable market data (unobservable inputs).

2021	Level 1 $000	Level 2 $000	Level 3 $000	Total $000
Financial assets at fair value through profit and loss				
Shares	4,009	-	1,350	**5,359**
Fair value through other comprehensive income				
Shares	73,913	-	51,638	**125,551**
Total financial assets at fair value	77,922	-	52,988	**130,910**

2022	Level 1 $000	Level 2 $000	Level 3 $000	Total $000
Financial assets at fair value through profit and loss				
Listed Shares	3,271	-	-	**3,271**
NZ Venture Capital Funds	-	-	270	**270**
Fair value through other comprehensive income				
Listed Shares	51,737	-	-	**51,737**
Minority Shareholdings in unlisted NZ companies	-	18,501	42,466	**60,967**
NZ Venture Capital Funds and Investments	-	4,170	-	**4,170**
NZ Agricultural LPs	-	-	18,678	18,678
Australian Venture Capital Funds	-	882	-	**882**
US Venture Capital Funds	-	6,849	-	**6,849**
Total financial assets at fair value	55,008	30,402	61,414	**146,824**

The Group has investments in unlisted equity securities carried at an estimate of fair value. As there is no quoted market price for these securities, valuation techniques must be utilised to determine fair value. The valuations are carried out using the IPEV valuation guidelines, which also ensure compliance with NZ IFRS 13.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 22 Financial Instruments (continued)

The following table presents the valuation techniques and significant unobservable inputs used in the fair value measurement in level 3 investments.

Company Detail	Fair value $000	Valuation technique	Significant unobservable inputs	Assumption	Reasonable Shift	Change in valuation	Share - holding
Partners Life	42,466	Market multiples calibrated with recent investment prices	Price / Tangible Book Value multiple	1.14 times	0.6 times	+22.3 (-22.3)	5.20%
			Market premium	14%	12%	+4.7 (-4.7)	
NZ Agricultural LPs (Kiwifruit)	18,678	Direct Comparison Approach	Value of Kiwifruit land	$1.1m - $1.35m per hectare	$0.3m per hectare	+7.5 (-7.5)	15% - 30%

During the year, venture capital investments and some minority shareholdings were moved from level 3 to level 2.

(i) Liquidity Risk Management

The following tables detail the Group's expected maturity for its non-derivative financial liabilities. The tables below have been drawn up based on the undiscounted contractual maturities of the financial liabilities including interest that will be earned or paid on those assets and liabilities except where the Group anticipates that the cash flow will occur in a different period.

Financial liabilities	Less than 1 month $000	1-3 months $000	3 months to 1 year $000	1-5 years $000	5+ years $000	Total $000
2021						
Non-interest bearing	18,158	868	238	1	-	**19,264**
Finance lease liability	1	1	6	12	-	**20**
Variable interest rate instruments	-	200	600	4,906	-	**5,706**
Fixed interest rate instruments	6,508	-	-	3,525	-	**10,033**
Total financial liabilities	24,667	1,069	844	8,443	-	**35,022**
2022						
Non-interest bearing	20,736	502	240	-	-	**21,478**
Finance lease liability	1	1	10	-	-	**12**
Variable interest rate instruments	20,000	12,100	600	27,856	-	**60,556**
Fixed interest rate instruments	6,508	-	130	8,318	-	**14,956**
Total financial liabilities	47,245	12,603	980	36,174	-	**97,002**

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 23 Associate Companies

Rangatira had significant influence over the following companies and limited partnerships for the period ended 31 March 2022. Accordingly, they are recognised as associate companies and equity accounted (note 3).

		Percentage owned at 31 March	
	Principal activities	2022	2021
BeGroup Investments Limited Partnership	Operation of retirement villages	25%	0%
Magritek Holdings Limited	Scientific equipment manufacturing	27%	27%
Mrs Higgins (2004) Limited	Manufacturing	50%	50%
NZ Pastures Ltd	Sheep, beef and forestry property	20%	20%

As at 30 June 2021 the Group acquired an interest of 31.9% in BeGroup Investments LP ('BeGroup') for $20,106,000. There was further investment of $6,000,000 on 30 November alongside other investors and the final interest effective from 28 February 2022 was 24.9%. BeGroup operates retirement villages across the North Island of New Zealand.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 23 Associate Companies (continued)

At 31 March 2022, a decision was made to impair $426,500 of goodwill associated with Mrs Higgins (2004) Limited (2021 : nil) There remains $2,709,000 of goodwill associated with Mrs Higgins. This goodwill has been reviewed every year since acquisition.

	2022 $000	2021 $000
Equity investments in associates are as follows		
BeGroup	**32,999**	-
Magritek Holdings Limited	**11,907**	9,329
Mrs Higgins (2004) Limited	**4,339**	4,554
NZ Pastures Ltd	**4,669**	4,395
	53,914	18,278

	2022 $000	2021 $000
Shareholder loans to associates :		
NZ Pastures Ltd	**1,000**	-
	1,000	-

	2022 $000	2021 $000
Equity accounted earnings of associates are as follows:		
BeGroup	**6,897**	-
Magritek Holdings Limited	**2,578**	1,718
Mrs Higgins (2004) Limited	**212**	262
NZ Pastures Ltd	**275**	(298)
	9,962	1,682

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

2021	Magritek $000	Mrs Higgins $000	NZPL $000	BeGroup $000	Total $000
Movement in the carrying value of the Group's Investment in :					
Carrying Value at 1 April	8,324	4,694	-	-	**13,018**
Acquisition of shares	455	-	4,693	-	**5,148**
Impairment	-	-	-	-	**-**
Share of Associate's profit/(loss) before tax	1,660	363	(299)	-	**1,724**
Share of Associate's tax (expense)	-	(100)	-	-	**(100)**
Share of Associate's Other comprehensive Income	135	-	-	-	**135**
Distributions	(1,244)	(403)	-	-	**(1,647)**
Carrying Value as at 31 March	9,330	4,554	4,394	-	**18,278**

2022	Magritek $000	Mrs Higgins $000	NZPL $000	BeGroup $000	Total $000
Movement in the carrying value of the Group's Investment in :					
Carrying Value at 1 April	9,330	4,554	4,394	-	**18,278**
Acquisition of shares	-	-	-	26,102	**26,102**
Impairment of Goodwill	-	(427)	-	-	**(427)**
Share of Associate's profit/(loss) before tax	4,115	310	275	4,415	**9,115**
Share of Associate's tax (expense)	(1,339)	(98)	-	-	**(1,437)**
Share of Associate's Other comprehensive Income	(198)	-	-	2,928	**2,729**
Distributions	-	-	-	(446)	**(446)**
Carrying Value as at 31 March	11,907	4,339	4,669	32,999	**53,914**

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 24 Assets Held for Sale

On 23 December 2021 the group made an unconditional sale of its main investment property to Oyster Industrial Properties Ltd for gross proceeds of $40,500,000 which settled on 29 April 2022. Consequently the investment property was classified as an asset held for sale at balance date. After sales costs, the net gain from the sale of Rangatira's 67.5% interest was $12,245,000.

	$000
Details of the sale	
Consideration receivable :	
Sale price	**40,500**
Carrying amount of net assets as at the date of sale	21,972
Provisional gain on sale before transaction costs	18,528
Costs of disposal	405
Gain on sale	18,123
The non controlling interest portion of this gain is	**5,878**
Gain on sale attributable to the Group	12,245
Gain on sale	18,123

	$000
Assets held for sale	25,267
Liabilities associated with assets held for sale	3,295
Carrying amount of net assets as at the date of sale	21,972

Note 25 Business Acquisitions

(a) Acquisition of Boulcott Pulse Health Ltd

Boulcott HoldCo Ltd, a 100% held subsidiary of Rangatira Limited, acquired 100% of the shares of Boulcott Pulse Health Limited on 28 February 2022. The following table summarises the total consideration paid for Boulcott Pulse Health Ltd, the fair value of the assets acquired and the liabilities assumed.

Boulcott Pulse Health Ltd operates the Boulcott Hospital, a private hospital in Wellington.

Acquisitions of subsidiaries and businesses are accounted for using the acquisition method. The cost of the business combination is measured as the aggregate of the fair values (at the date of exchange) of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the conditions for recognition under NZ IFRS 3 Business Combinations are recognised at their fair values at the acquisition date.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

If, after reassessment, the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities exceeds the cost of the business combination, the excess will be recognised in profit or loss.

Amounts in the consolidated financial statements are reported as provisional. The valuation of assets and liabilities identified as part of this process will be finalised following completion of the financial statements, as work is continuing to assess the underlying fair values of the assets and liabilities. If new information is obtained within one year of the date of acquisition, about facts and circumstances that existed at the date of acquisition, then the accounting for the acquisition will be revised.

The provisional fair value of the identifiable net assets and liabilities of the acquired subsidiary as at the date of the acquisition were:

	Note	$000
Consideration at 28 February 2022		
Cash paid on 28 February 2022		19,745
External debt funding		11,632
Total consideration paid		31,377
Provisional Fair Value of identifiable assets acquired and liabilities assumed		
Cash and cash equivalents		1,228
Trade receivables		2,729
Inventories		785
Deferred tax		999
Property, plant and equipment		1,876
Right of Use Assets		23,499
Investments		17
Lease liabilities		(23,546)
Trade and other payables		(2,562)
Total identifiable net assets attributable to the Group		5,025
Goodwill on acquisition	11	26,352
Value of assets acquired attributable to the Group		**31,377**

(b) Acquisition of Jazz Print

On 1 December 2021 Auckland Packaging Company Ltd acquired the net assets of Jazz Print, an Auckland based manufacturer of signage and supplier of merchandising solutions for $4,500,000. The acquisition has resulted in goodwill of $2,997,000 being recognised in the Group Balance Sheet.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 26 Cashflow Reconciliation

Definition of terms used in the Statement of Cashflow:

'Cash and cash equivalents' includes cash on hand, demand deposits, and other short term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value. Bank overdrafts are shown within borrowings in the Statement of Financial Position.

'Operating activities' include all transactions and other events that are not investing or financing activities.

'Investing activities' are those activities relating to the acquisition and disposal of current and non-current investments and any other non current assets.

'Financing activities' are those activities relating to changes in the equity and debt capital structure of the Group and those activities relating to the cost of servicing the Group's equity capital.

	Note	2022 $000	2021 $000
Profit after tax		**10,023**	11,692
Add/(less) non-cash items:			
Share of retained profit for the year from associate companies		**(7,679)**	(1,682)
Depreciation and amortisation	9,10	**7,461**	7,647
Other miscellaneous non-cash items		**(686)**	-
(Decrease) in deferred tax		**(2,546)**	1,344
Impairment loss		**823**	(1,192)
		(2,627)	6,117
Add/(less) movements in other working capital items:			
Change in trade receivables		**2,536**	(406)
Change in inventories		**5,594**	84
Change in other current assets		**816**	986
Change in trade payables		**(3,277)**	(5,897)
Change in current tax payable		**(712)**	590
Change in provisions		**(2,033)**	1,003
Change in other current financial liabilities		**(81)**	(78)
		2,843	(3,718)
Less items classified as investing activities:			
Net gain on sale of investments		**(24)**	(332)
Net (gain)/loss on sale of fixed assets		**(3)**	(10)
		(27)	(342)
Less items classified as financing activities:			
Change in lease liabilities		**(1,347)**	-
Net cash inflows from operating activities		**8,865**	13,749

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 27 Segmental Information

	Public investments		Private investments		Group	
	2022 $000	2021 $000	2022 $000	2021 $000	2022 $000	2021 $000
Revenue	**1,752**	1,864	**122,166**	115,558	**123,918**	117,422
Segment profit before finance costs, interest revenue and tax	**333**	354	**4,797**	14,061	**5,130**	14,415
Interest revenue					**704**	959
Impairment expense					**(823)**	1,192
Share of profit for the year from associate companies					**7,679**	1,682
Finance costs					**(2,573)**	(2,418)
Tax					**(94)**	(4,138)
Profit after tax from continuing operations					**10,023**	11,692
Segment assets	**55,008**	77,922	**357,484**	222,468	**412,492**	300,390
Segment liabilities	-	-	**159,836**	71,616	**159,836**	71,616

Rangatira's internal organisational structure, including regularly reporting to the Chief Executive Officer, is analysed in the format disclosed. Rangatira's risk management, investment analysis and decision making regarding risk and returns are best represented in the segment reporting format disclosed.

Rangatira Group

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2022

Note 28 Events After Balance Date

(a) Dividend Declared

Rangatira Limited has agreed to pay a dividend of 41 cps on 4 July 2022.

(b) Sale of Investment Property

On 29 April 2022 the group's sale of its main investment property settled, with gross proceeds of $40,500,000. Details of the sale are included in Note 24. Term loans of $22,000,000 were paid back to BNZ on the 4 May 2022.

(c) Acquisition of Stuart Drummond Transport

On 10 May 2022 Rangatira announced its investment in log transport provider, Stuart Drummond Transport Limited.

The initial accounting for this investment in Stuart Drummond Transport Limited is incomplete at the date these financial statements were authorised for issue. The group has determined that the investment is an investment in an associate, and equity accounting will be applied.

(d) Acquisition of Mrs Higgins

On 31 May 2022 Rangatira Limited acquired the remaining 50% of the shares of Mrs Higgins (2004) Limited ('Mrs Higgins') which mean that Mrs Higgins became a 100% subsidiary of Rangatira Limited on that date, having previously been an associate, for $2,325,000.

The initial accounting for the acquisition of Mrs Higgins is incomplete at the date these financial statements were authorised for issue.

The results of Mrs Higgins will be consolidated into the Group financial statements from the date of acquisition. Business combination accounting for the acquisition will be applied based on the assets and liabilities of Mrs Higgins at the completion date.

(e) Acquisition of Boulcott Pulse Health Ltd

On 7 June 2022 a final working capital adjustment payment of $573,000 was made to the vendors of Boulcott Pulse Health Ltd.

Independent Auditor's Report

To the shareholders of Rangatira Limited

Report on the audit of the consolidated financial statements

Opinion

In our opinion, the accompanying consolidated financial statements of Rangatira Limited (the 'company') and its subsidiaries (the 'group') on pages 36 to 74:

i. present fairly in all material respects the group's financial position as at 31 March 2022 and its financial performance and cash flows for the year ended on that date in accordance with New Zealand Equivalents to International Financial Reporting Standards and International Financial Reporting Standards.

We have audited the accompanying consolidated financial statements which comprise:

— the consolidated statement of financial position as at 31 March 2022;

— the consolidated income statement, statements of other comprehensive income, changes in equity and cash flows for the year then ended; and

— notes, including a summary of significant accounting policies and other explanatory information.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) ('ISAs (NZ)'). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the group 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 the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ('IESBA Code'), and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Our responsibilities under ISAs (NZ) are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report.

Our firm has also provided other services to the group in relation to tax advisory and compliance services. Subject to certain restrictions, partners and employees of our firm may also deal with the group on normal terms within the ordinary course of trading activities of the business of the group. These matters have not impaired our independence as auditor of the group. The firm has no other relationship with, or interest in, the group.

Use of this independent auditor's report

This independent auditor's 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 we are required to state to them in the independent 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 shareholders as a body for our audit work, this independent auditor's report, or any of the opinions we have formed.

Responsibilities of the Directors for the consolidated financial statements

The Directors, on behalf of the company, are responsible for:

- the preparation and fair presentation of the consolidated financial statements in accordance with generally accepted accounting practice in New Zealand (being New Zealand Equivalents to International Financial Reporting Standards) and International Financial Reporting Standards;
- implementing necessary internal control to enable the preparation of a consolidated set of financial statements that is fairly presented and free from material misstatement, whether due to fraud or error; and
- assessing the ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objective is:

- to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error; and
- to issue an independent 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. They 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 consolidated financial statements.

A further description of our responsibilities for the audit of these consolidated financial statements is located at the External Reporting Board (XRB) website at:

http://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-7/

This description forms part of our independent auditor's report.

KPMG

KPMG
Wellington

17 June 2022

Supplementary Information

Dividends

The Directors have resolved to declare a partially imputed final dividend of 41 cents per share to be paid on 4 July 2022. An interim dividend of 24 cents per share was paid on 20 December 2021. This makes a total of 65 cents per share for the year ending 31 March 2022, partially imputed.

Consolidation

The results incorporate all trading subsidiaries and associates.

Directors

David Pilkington – Chair
Douglas (Keith) Gibson – Deputy Chair
David Gibson
Sophie Haslem
Ian (Sam) Knowles
Catherine Quinn ONZM
Richard Wilks

Directors changes

There were no changes in the composition of the board during the year.

Directors re-election

In accordance with the provisions of the Company's constitution, David Pilkington and Cathy Quinn will retire by rotation and being eligible will offer themselves for re-election.

Remuneration of Directors

Directors of Rangatira Limited were paid fees as Directors of Rangatira Limited during the year as follows:

David Pilkington	$120,251
Douglas (Keith) Gibson	$84,667
David Gibson	$71,250
Sophie Haslem	$89,440
Ian (Sam) Knowles	$71,250
Catherine Quinn ONZM	$71,250
Richard Wilks	$71,250

Directors' shareholdings

	2022 (as at 31 March 2022)	
	A shares	**B shares**
David Pilkington	23,800	2,520
Douglas (Keith) Gibson	63,500	-
David Gibson	8,000	-
Sophie Haslem	4,000	-
Ian (Sam) Knowles	23,815	33,252
Catherine Quinn ONZM	15,000	-
Richard Wilks	8,000	-

Transactions with the company

No Director has entered into any transaction with the Company other than in the normal course of business.

Remuneration of Employees

The number of employees of Rangatira and its subsidiaries, including executive directors of subsidiaries, whose income during the year was in the specified bands, are as follows:

	2022	2021
$100,000-$110,000	21	16
$110,001-$120,000	14	13
$120,001-$130,000	7	3
$130,001-$140,000	2	6
$140,001-$150,000	2	-
$150,001-$160,000	1	1
$160,001-$170,000	2	2
$170,001-$180,000	2	3
$180,001-$190,000	2	-
$190,001-$200,000	1	-
$200,001-$210,000	1	-
$210,001-$220,000	-	1
$220,001-$230,000	1	1
$230,001-$240,000	-	1
$250,001-$260,000	1	1
$270,001-$280,000	-	1
$280,001-$290,000	-	1
$290,001-$300,000	1	-
$380,001-$390,000	2	1
$460,001-$470,000	-	1
$480,001-$490,000	1	-
$640,001-$650,000	1	-

Use of company information

During the year, the Board received no notices from Directors of the Company requesting to use Company information received in their capacity as directors that would not otherwise.

Auditor

The Company's Auditor through the year was KPMG.

On behalf of the Board

D A Pilkington
Chair

Rangatira Limited (Rangatira) Annual Report Disclosures under the Takeovers Code (Rangatira Limited) Exemption Notice 2017

Background

At the annual general meeting of Rangatira held on 31st July 2017, the shareholders of Rangatira approved the acquisition by Rangatira of up to an aggregate of 600,000 A shares and 600,000 B shares from shareholders during the period from 31 July 2017 to 31 July 2022 **(Buyback)**, on the terms and conditions more fully explained in the explanatory notes accompanying the notice of meeting for the 31 July 2017 meeting.

The Takeovers Panel granted to Rangatira an exemption from the Takeovers Code so that the Code Shareholders (listed in the Appendix) are exempted from rule 6(1) of the Takeovers Code in respect of any increased percentage of voting rights held or controlled by any of them as a result of the Buyback. The disclosures below are required by the Takeovers Code (Rangatira Limited) Exemption Notice 2017 **(Exemption Notice)**.

	Disclosure requirements	Disclosure
a	A summary of the terms of the Buyback, as approved at the AGM on 31 July 2017.	Rangatira intends to make one or more offers **(Offer)** to shareholders of Rangatira to acquire up to an aggregate of: • 600,000 A shares in Rangatira; and • 600,000 B shares in Rangatira, on the following terms: • the consideration for each Share will be determined by the board from time to time, however will not exceed 80% of the assessed asset backing value of each Share as set out in the last public statement of that assessed asset backing value made by Rangatira prior to the Offer; and • the Offer(s) will be made between 31 July 2017 and 31 July 2022, however Rangatira will not be obliged to make Offers and may cease doing so at any time. Rangatira will pay the price for each share acquired under the Buyback within five business days after the date of each acquisition. The Shares acquired by Rangatira will be held as treasury shares until the Shares acquired equal 5% of the number of shares of the same class previously in issue.

b	A statement, as at the end of the financial year to which the report relates, of:	
	i the number of voting securities on issue acquired under the Buyback;	2,000 A shares at $11.20 per share
	ii the number of voting securities on issue that are held or controlled by the Code Shareholders, and the percentage of all voting securities on issue that that number represents;	2,238,617 A Shares being 36.32% of the total A shares on issue.
	iii the percentage of all voting securities on issue that are held or controlled, in aggregate, by the Code Shareholders and the Code Shareholders' associates;	36.32% of the total A shares on issue.
	iv the maximum percentage of all voting securities on issue that could be held or controlled by the Code Shareholders if Rangatira acquires the approved maximum number of voting securities;	40.23%
	v the maximum percentage of all voting securities on issue that would be held or controlled, in aggregate, by the Code Shareholders and the Code Shareholders' associates if Rangatira acquires the approved maximum number of voting securities;	40.23%
	vi in relation to each of the matters referred to in paragraphs (i) to (v), any change, since the notice of meeting containing the resolution to approve the Buyback or the last annual report, as the case may be, to: A. the Code Shareholder under clauses 6 to 8 of the Exemption Notice; and B. the number, percentage, or maximum percentage, as the case may be, of voting securities held or controlled as a result of that change of the Code Shareholder.	There have been no relevant changes in the 31 March 2022 financial year.
c	The assumptions on which the particulars referred to in paragraph (b) are based.	The information in this table assumes that: • the number of voting securities in Rangatira is the number of voting securities on issue at the end of Rangatira's 31 March 2022 financial year **(calculation date)**; • there is no change in the total number of voting securities on issue between the calculation date and the end of the Buyback period, other than as a result of the Buyback; • the Code Shareholders do not participate in the Buyback; and • Rangatira acquires the approved maximum number of its own voting securities.

Appendix

CODE SHAREHOLDERS

Shareholder	The maximum percentage of all voting securities on issue that the Code Shareholder could hold or control if Rangatira acquired the approved maximum number of voting securities
Gibson Family	
Anna Elizabeth Gibson	0.99%
Douglas Keith Gibson	1.14%
Douglas Keith Gibson, Robyn May Gibson and William Duncan Macdonald (as trustees of a family trust)	0.48%
Nicola Kate Gibson	0.99%
Robyn May Gibson	7.06%
Robyn May Gibson, Douglas Keith Gibson and Ian Gary MacKegg (as trustees of a family trust)	1.80%
Sarah Louise McLennan	0.99%
McKenzie Family	
Ruth Anne McKenzie	6.37%
Christopher McKenzie	1.86%
David McKenzie	1.84%
John Allan McKenzie and Jennifer Mary McKenzie (holding on behalf of Ethan Cecil Roy McKenzie)	1.03%
John Allan McKenzie and Jennifer Mary McKenzie (holding on behalf of Alberta Louis Helen McKenzie)	1.03%
Aubrey Meredith Bloomfield	1.03%
Sibyl Ella May Bloomfield	1.03%
Others	
Christopher McKenzie and Sarah Louise McLennan (as trustees of the JR McKenzie Trust)	7.23%
Ngā Manu Trust (a charitable trust registered under the Charitable Trusts Act 1957)	5.35%
Total	**40.23%**

DIRECTORY

BOARD

D A Pilkington – Chair
D K Gibson – Deputy Chair
D E J Gibson
S Haslem
I S Knowles
C A Quinn ONZM
R A Wilks

EXECUTIVE

M J Dossor - Chief Executive
M N Olde - Investment Partner (Auckland)
D Bossard - Investment Director (Auckland)
A B Barker - Financial Accountant
K W Purdon - Senior Investment Analyst

COMPANY

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SHARE TRADING AND PRICE INFORMATION

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IMAGE COURTESY OF POLYNESIAN SPA

RANGATIRA
INVESTMENTS