



Airedale Property Trust

Annual Review FY24



Everil Orr Living – Souster Building

CONTENTS

Introduction	1	Managing APT's Investment Portfolio	10
Chair & SEO Report	2	Youth Housing	11
Board Members	4	Shared Services	12
APT Team Updates	6	Everil Orr Living	14
APT's Social Housing Portfolio	7	Focus for FY25	16
Housing First	9	Summary Financial Statements	17

AIREDALE PROPERTY TRUST – *property with purpose*

Airedale Property Trust (**APT**) was established in 2009 after the activities of the Methodist Mission Northern (**MMN**) were formed into three trusts, The Lifewise Trust (Lifewise), APT and MMN. APT manages a \$400m portfolio of property and provides professional services for finance, property, human resources, and information technology to its sister trusts and other like-minded organisations.

APT and its wholly owned subsidiaries, Airedale Residential Limited and Everil Orr Village Holdings Limited are registered charitable entities.

APT at a Glance:

- APT currently manages over 400 residential tenancies including social housing, housing for aged care and specialised housing for at-risk groups including people living with disabilities.
- APT manages a commercial and retail portfolio.
- APT has a development pipeline in excess of \$400m including a retirement village and master planned medical precinct.
- APT is a provider of information technology, human resources, property and financial services to Lifewise, MMN and other like minded charitable organisations.
- APT opened a purpose built care centre, Souster Building, comprising 68 care suites in August 2023, as part of the Everil Orr Living complex.
- APT employs nearly 100 staff.

As we head towards 2030 the objectives for Airedale Property Trust (APT) are:

- Building **financial resilience** to support the **social and pastoral programmes** of the MMN and Lifewise.
- Creating a multigenerational **sustainable, secure and reliable cashflow** by actively managing and developing APT's property portfolio.
- Achieving a balance of **commercial and community benefits** across the property portfolio.
- Delivering **effective, efficient and professional shared services** across the Three Trusts and the wider Methodist Connexion.
- Operating as a **bicultural organisation**, recognising and encompassing our responsibilities to **Te Ao Māori and Te Tiriti o Waitangi**.
- Developing a **supportive, commercially focussed, high performing, nurturing and fun** organisational culture that aligns with the **Three Trusts and Methodist core values** and strategic goals.
- Maintaining an annual grant to MMN with a **target sustainable grant** of \$2.0m by 2030
- **Working together** we will **support Te Hāhi Weteriana o Aotearoa** – The Methodist Church of New Zealand (Church) and Methodist Mission Northern in delivering the Church's mission.



Chair and CEO's report

At Airedale Property Trust (**APT**) we made good progress towards our strategic goals in the FY24 year despite the difficult economic and social conditions due to high interest rates and a hovering recession.

In early April 2023, APT took over the operations of the Everil Orr Living retirement village facility in Mt Albert from the outgoing operator Oceania Healthcare. Making this change paved the way to integrate the management of the independent retirement living apartments with the new care facility which officially opened on the 1st of August 2023. The opening of the new 68 room care facility set the platform to provide a continuum of care for residents from independent living to full time care. It was pleasing to bring back a Methodist management kaupapa to the running of Everil Orr which, prior to the period of external management, extended all the way back to the 1940s, including the appointment of a chaplain for both Everil Orr Living and Wesley Block and the provision of a small chapel.

We have been pleased that the uptake of the care suites was ahead of our targets for the FY24 year. This reflects the strength of the clinical team we quickly established in a highly competitive environment and the reputation for excellence achieved by the team. We are grateful for the hard work of the whole team, which was 52 strong by the end of the period under review.

The financial year under consideration was one in which New Zealand faced many social challenges, and the availability and affordability of housing was foremost among these. Despite a contraction of available housing as some property owners pulled out of the investment market, APT was still able to own or manage 353 homes deemed as social housing. This includes 291 houses through the Housing First programme for members of our community seen as most vulnerable to homelessness. A further 18 homes in Mt Eden were rented out at market value generating income to support APT's kaupapa.

None of this could have been achieved without the effort of APT's staff who were notable for their hard work, adaptability and willingness to switch roles depending on the needs of our organisation.

One of the lesser-known roles of APT is to provide professional shared services such as finance,



Dean Shields - Chief Executive



Sue McKinnon - Board Chair

information technology, property and human resource services to the Three Trusts – MMN, Lifewise and ourselves – to make sure that the 400 kaimahi working across the Trusts are well equipped and supported to do their work every day.

A particular highlight was the joint symposium of staff held shortly after our balance date in mid-July. This brought kaimahi together from across the Three Trusts to share updates on our mahi.

The event was an antidote after the considerable uncertainty faced by the APT Board and staff during the year related to the appointment of a Commissioner to MMN in January 2024.

The uncertainty created by the appointment of a Commissioner and unresolved decisions over the future structure of the Trusts, required APT to place a number of projects on hold. We also deferred the appointment of replacement directors for Greg Wright who stood down in December 2022, and also David Hunt, who stepped down in December 2023. David served APT since its formation in early 2009 and we sincerely thank Greg and David for their excellent service.

We will continue to engage constructively with the Commissioner while the future direction for the Three Trusts is resolved. We will continue our efforts to build understanding of APT's aspirations for and contribution to MMN and the wider Te Hāhi Weteriana o Aotearoa - Methodist Church of New Zealand. Despite the vacancies, the APT Board maintains a wide breadth of expertise including construction, engineering, social housing, finance, and law skills within the Board to set our vision and support the CEO and our team to deliver on our strategy. We are grateful to the Board for their continuing service, hard work and expertise.

FY24 was a challenging year for APT's finances, mainly due to the high interest rates which increased the cost of finance and the startup costs for the care operation at Everil Orr. The slowing economy and high interest rates, in turn, also impacted the valuations of our portfolio and caused volatility in financial markets where APT lost 2.4 percent of the value of its managed funds.

While total income was only marginally less than forecast at \$21.152m expenses were higher than forecast with the need to secure clinical staff for Everil Orr care and meet start up costs in a tight market for medical staff.

Overall APT recorded a loss of \$8.433m with most of this due to around \$5.876m of interest costs. There was also an increase in depreciation (+\$1.3m) reflecting a change in use of assets for the provision of care – somewhat eroding significant gains made in recent years.

Despite this disappointing financial result for the year, APT was able to maintain its forecasted distribution to our sister Trusts of \$1.7m – an increase of 4.8 percent over the year prior.

We continue to enjoy strong banking support from a supportive syndicate of the ASB, BNZ and New Zealand Methodist Trust Association, who have understood the challenges associated with the launching of a significant new care facility.

Looking ahead for the rest of FY25, we see another tough, or at least mixed year of social and economic conditions – albeit with some easing expected in the latter part as interest rates are forecast to fall.

The Board and team of APT continue to identify many opportunities to add value for our Church and sister trusts by effectively developing and managing the extensive social housing and commercial property portfolio. We remain steadfastly committed to expressing Methodist values in our work and to generating long term cashflow to support the essential work of our sister trusts in a time of transition and challenge for many people in our community.



Dean Shields
Chief Executive



Sue McKinnon
Board Chair

Date: 28 February 2025

Board Members

Sue Mckinnon is a member of the Henderson Methodist Church, part of Waitākere Methodist Parish and chair of the Parish Property and Finance Committee. Recently retired, she had worked for IHC and IDEA Services since 1985 in a variety of roles, all of which have had some form of involvement with community housing, quality and monitoring of services provided. As well as a teaching qualification, Sue has a Bachelor of Social Services Degree from Auckland University and a Quality Auditing Certificate.



Ashel Reuben is a project and programme manager with 15 plus years of experience in banking and insurance, professional services, consultancy, manufacturing, healthcare and telecommunications. Ashel was born into a Methodist household and the church and its principles remain at the core of his life. His favourite verse is Proverbs 3:5-6 'Trust in the Lord with all thine heart; and lean not unto thine own understanding, in all thy ways acknowledge him, and he shall direct thy paths.'



Warren Chapman has over 47 years' experience in the commercial construction, infrastructure, and property sectors in New Zealand. He is currently the Principal of Chapman Consulting Ltd. Warren was the National President of the NZ Institute of Building from 2013 to 2015 and is a Fellow of the New Zealand and Australian Institutes of Building and an adjunct Fellow of the University of Western Sydney Australia. Warren was born into a very active Methodist household and family, that had its origin going back 5 generations and where the core values of Methodism were and still are widely practised.



Christina van Bohemen is a Registered Architect and Director of Sills van Bohemen Architects which she established with Aaron Sills in 2001. The practice undertakes public and private residential projects and has expertise in master planning and urban design.

Christina was a Chair of the Auckland Urban Design Panel for a number of years. She was President of the Te Kāhui Whaihanga New Zealand Institute of Architects from 2016-2018 and was made a Distinguished Fellow of the Institute in 2022.





Dr Hedy Huang is a Senior Lecturer in the School of Accountancy at Massey University, Auckland. She also serves as Councillor (NZ) of Chartered Accountants Australia and New Zealand since 2022. Her research expertise is in areas including auditing, corporate governance, sustainability and management accounting issues in the Chinese capital markets and New Zealand not-for-profit sector. Hedy is passionate about engaging with students, community and the accounting professionals. She is on the Massey Business School Student-Staff Liaison Committee. She has been the Club Mentor for the Massey University Accountancy Club in Albany Campus since 2015.



Melvine Easton is a consultant solicitor in the Auckland offices of Buddle Findlay Lawyers. He practices primarily in the property, construction, and local government fields. Melvine has been a member of the APT Board since 2012.



Shirley Rivers is the Head of Mission for Methodist Mission Northern, the organisation that established Airedale Property Trust to manage their property and finance. Shirley is from Ngai Takoto, Ngapuhi and Waikato iwi, and was brought up in the Methodist Church. She has worked in community development, counselling, and more recently tertiary education. She has vast experience as a member of many not-for-profit local and national boards, primarily in the social service sector and connexional boards within Te Hāhi Weteriana o Aotearoa – The Methodist Church.

APT team updates

The APT team has grown considerably since assuming the operation of Everil Orr Living from the previous external manager, Oceania Healthcare. This included gaining five staff members in the independent living village and, following the opening of the care centre, we now have a total of 51 staff at Everil Orr Living. Despite the ongoing industry shortage of clinical staff, APT has established a strong dedicated team at the Village.

In FY24, we welcomed our new CFO, Sarah Mills, following the retirement of Philip Harper. Sarah has extensive experience including a decade as the Group Reporting and Tax Manager at Mitre 10 and prior to this as CFO at ProCare Health.

APT ended FY24 with 92 staff members.

The APT team has attended various training and development events to refresh and build the capability of the team. These activities included:

- First Aid training
- De-escalation training
- Sharps training
- NZ Aged Care Financial Review
- NZ Aged Care Association conference
- Retirement Village Association conference and forums
- NZ Law Society seminars
- Property Council Conference
- Chartered Accountants of Australia and New Zealand registration courses
- IT conferences
- HR seminars
- Four of our staff completed their Level 4 Property Management Certificates in FY24, with five more currently completing the course.



Auckland Housing First Team



Marutau Building

APT's Social Housing Portfolio

We provide and manage three categories of properties which provide positive social housing outcomes:

- 1. Social housing developed and owned by APT**
- 2. Social housing managed by APT on behalf of other providers**
- 3. Pensioner flats**

1. Social housing developed and owned by APT

APT has helped meet the high demand for social housing in Auckland by developing 18 social houses for those who find access to safe, warm housing difficult. These include nine apartments for young families on the social housing register, two units for at-risk youth and seven units tailored to meet the housing needs of people with disabilities.

APT's latest social housing development, Marutau, was completed in December 2021. Since opening, Marutau has provided a home to 21 residents and their families. Four of the nine units are occupied by tenants from the Social Housing register or have been referred to us by the Dingwall Trust. The balance of the units are occupied by at-risk youth tenants supported by our sister trust, Lifewise.

Marutau's tenants enjoy warm, safe and stable housing, positioned in a convenient and vibrant location, while being supported by Airedale's property management service. We are very proud to be delivering quality housing for young families and at-risk youth with this amazing social housing complex.

Tenant stories - Marutau

Tenant A

The first residents to move in, a young couple, with the security of a home, were able to find jobs nearby and were blessed with a baby within their first year at Marutau. During three enjoyable years living at Marutau they matured as responsible tenants and parents and have subsequently moved on as they required more space when their second child was born.

Tenant B

Another foundation Marutau tenant, who is still living at Marutau, has been able to establish stability and support for her family and with the security of a warm and safe house has been able to find a job and start to provide for her family.

Tenant C

At 16, a rangatahi started her journey with the Lifewise Youth Housing programme in 2021, moving into the United Hotel. Having struggled with anger, often leading to property damage and a tough relationship with her mum, making it impossible to live at home.

In May 2022, she moved to a Lifewise Youth Housing facility in St Lukes, where she started turning things around. She became a regular at community events and worked hard on her education through Te Kura, earning her NCEA Level 2, a huge achievement that set her on a better path. By April 2023, she was ready for the next step and moved to Marutau for stability and to grow her confidence.

2. Social housing managed by APT on behalf of other providers

In 2013, APT worked with Lotofale'ia Tongan Methodist Church of Mangere to develop and manage 30 houses for Tongan families and the elderly. This development is known as Matanikolo Housing Project. It was the first Pasifika housing project funded through the Government's Social Housing Unit to be completed. Two properties fell victim to the Auckland floods in 2023, which have since undergone a significant rebuild and are once again occupied.

In partnership with the Te Taha Māori Property Trust, APT managed the development of two five-bedroom accessible houses and three two-bedroom houses, providing housing for five families.

3. Pensioner flats

Aldersgate is a block of 29 units in Mount Eden which provides elderly tenants with safe, warm housing and companionship at an affordable rent. Many of the Aldersgate tenants are long-term, with one tenant having lived there for 17 years. APT is undertaking a staged refurbishment. In 2024 three units were refurbished. We are targeting to refurbish a further four units in 2025.



Aldersgate Flats

Housing First

APT provides housing for over 300 vulnerable people via the Housing First programme in Auckland and Rotorua.

Housing First is designed to enable vulnerable whānau with high complex needs who have been sleeping rough to escape from homelessness and move into housing.

Properties are leased by Airedale Residential Limited (an APT subsidiary) from the private rental sector and then on-leased to Housing First tenants who are supported through financial assistance from MHUD and MSD and social support from Lifewise. APT secures and manages the properties and facilitates repairs and maintenance for these properties.

The service is exclusive to clients who are chronically homeless in the Auckland city centre and Rotorua. They are the most challenged and vulnerable 10% of the homeless community who have been failed by a system which regards them as 'treatment resistant', 'hard to reach', and 'homeless by choice'.

Housing First engages them by offering immediate access to housing and person-centred, community-based and recovery-oriented support.

We have achieved an increase in the number of new houses rented for the programme in FY24 despite the overall number of houses available in the programme decreasing. This pattern saw a significant increase in houses required to be handed back to their owners due to their intention to sell the property - a reflection of the high-interest-rate environment requiring investors to exit their properties.

We have seen a number of positive outcomes for our Housing First tenants over the past year, including some tenants being rehabilitated from their methamphetamine addiction and some being reconnected with their families. Some of our tenants have achieved full time employment, with one of our tenants completing a social work qualification and getting a job in the field.



Snapshots of Housing First Properties

Managing APT's Investment Portfolio

APT experienced some challenges in FY24 which impacted financial results. We expected a loss due to Everil Orr care's opening costs, but rising interest rates worsened it. Increased mortgage interest rates also affected APT's returns from its social housing portfolio, with negative returns being incurred.

The Everil Orr care operation opened in August 2023, and the startup costs exceeded budget principally due to higher staffing costs. In a competitive environment for qualified staff, we needed to increase staff wages in order to attract and retain staff to the new operation. The cost impacts were exacerbated by the need to employ temporary agency staff to meet staff shortfalls due to recruitment challenges. The health care sector has been suffering from recruitment challenges nationally. We now have a quality and stable team in place, which is reassuring and pleasing.

We anticipate a return to a positive cashflow position at EBITDA (Earnings Before Interest, Taxation, Depreciation and Amortisation) in FY25 in line with increased occupancy in Everil Orr care.

APT's portfolio includes approximately \$5.5m held in managed funds. We were targeting a positive 4% return from managed funds, but the managed funds produced a negative -2.24% return for the FY24 period. This had an impact on APT's financial performance for FY24.

Despite these challenges, APT was able to meet its targeted grant to MMN and Lifewise in FY24.

We have managed to maintain full occupancy across the Wesley Block portfolio which includes 14 residential properties, commercial properties and a rest home leased to an operator.

APT is proposing to continue the traditional use of the Wesley Block site to provide health and medical facilities by developing a medical precinct on the Wesley Block. The medical precinct, Wesley Medihub, will bring together diverse high-quality public and private medical facilities.

The plans for the proposed medical precinct, across five buildings, include a hospital with 12+ operating theatres and approximately 50 overnight beds, specialty labs, facilities and consulting suites, a chemotherapy centre, radiology and other affiliated



John Andrew Ford

medical services including a significant GP centre. The site will provide 21,000 sqm of medical floor space across five buildings. The architect, Chow Hill, has been environmentally conscious in its design of the buildings, retaining mature trees and volcanic features.

The public health system is under significant pressure due to continual under-investment. The proposed Wesley Medihub will provide much-needed, material assistance to the ongoing shortfall in the capacity of medical facilities. The APT Board

has a vision to reinvest a portion of profits generated from the medical precinct to support disadvantaged people to receive urgent medical care through the private medical sector. A direct social impact of the development will be increased accessibility for vulnerable people to quality and efficient healthcare services. APT anticipates that relevant health and wellbeing related programmes administered by Lifewise may also be delivered from within the completed precinct. Unfortunately progressing this development has had to be put on hold while a Commissioner for MMN is in place.



Wesley Block

Youth Housing

We provide youth housing for rangatahi aged 16-24 who don't have a stable or safe place to live. Our subsidiary, Airedale Residential Limited (**ARL**) leases 40 properties from both the private and Government sectors to sublease to youth in the Lifewise Youth Housing programme.

ARL provides support to the youth housing programme through active property management and works closely with Lifewise and tenants to help youth take on the responsibility of renting a property. The ARL and Lifewise teams work very well together to mitigate any potential issues that may arise.

Shared Services

APT provides professional shared services to its sister trusts and other like-minded organisations. The shared services we provide include Finance, Information Technology, Human Resources and Property Management.

Finance

- Finance prepared monthly and annual financial statements for 10 entities with annual revenue of \$53m.
- Transitioned financials from APT to Everil Orr's four new entities.
- Grant of \$1.7m was paid to MMN vs \$1.6m in FY23.
- The payroll team processes payroll for 1,100 employees
- Finance commenced the rollout of a new integrated purchase order system across the 3 Trusts to improve financial control over expenditure ensuring that spending remains within budget while also providing a more accurate position of supplier liabilities.
- The team processed 185,000 transactions during the year across all entities.

Information Technology

In 2024, the IT team successfully delivered a range of critical infrastructure upgrades, digital transformation initiatives, and ongoing support services across the 3 Trusts and wider Methodist Church organisations. We have rolled out over 98 new laptops and 77 mobile phones to staff, ensuring seamless access to digital technology. Additionally, we have managed 90 staff onboarding and 66 offboarding processes, streamlining the staff transitioning experience.

Key technological advancements included the successful upgrade of the Netsoft CareCall database system and the trial implementation of Microsoft Copilot and ChatGPT AI services. We also completed a cloud migration and digital workplace setup for the APT HR team, enhancing remote collaboration and efficiency. To support community services, we refreshed mobile devices and upgraded the Remote Worker app for 172 Lifewise Health & Disability Services Community Support Workers. Furthermore, we delivered vital infrastructure improvements, including Wi-Fi, CCTV, and staff computer upgrades at Lifewise Merge Café and Merge Community.

Operationally, we maintained a 99.99% system uptime and achieved over 97% compliance with device patching, security updates, and data backups. We completed a comprehensive IT security improvement programme, rolling out enhanced antivirus and security monitoring solutions. Additionally, we conducted an in-depth review of IT infrastructure and developed a cloud roadmap for future scalability. Throughout the year, our team continued to provide excellent ICT support, project management, and consulting services to Methodist Church parishes and church organisations, ensuring robust and secure technology solutions.

These achievements reflect our ongoing commitment to delivering reliable, secure, and future-focused IT services that support the needs of our organisation and the communities we serve.

Human Resources

The Human Resources team is involved in all aspects of the employee lifecycle across the Three Trusts and support managers to ensure we get the best out of our people. Some of our achievements for the year 01 July 2023 – 30 June 2024, include:

- The Human Resources team assisted with the recruitment and onboarding of 149 staff across the Three Trusts.
- Human Resources team is involved in supporting the Community and Support Worker Pay Equity Claim 1 (Health & Disability, Lifewise was named in this claim) and Community and Support Worker Pay Equity Claim 3 (APT/Everil Orr care were named in this claim).
- Managed the Collective Employment Agreement (between The Lifewise Trust (H&D Care and Support Workers) and E tu) bargaining process, with a short and successful outcome for both parties with no disruption to services.
- Change Management projects included the disestablishment of positions at Mustard Seed as the service closed.
- Implemented the Emerging Leaders training for people leaders currently in middle management and those looking to step up to a middle management leadership position.

Property Management

During FY 2024 the Airedale Property Trust Investment Team provided property management and property consultative services to Methodist Alliances across Auckland.

Papakura Parish;

There are 21 tenancies in the commercial portfolio at Papakura. We manage the negotiations and documentation of new and renewed leases, follow up on unpaid rent and outgoings, and provide facilities and property management, including conducting monthly owner inspections for building warrant of fitness requirements. During FY 2024 we managed the refurbishment and leasing of one premises, the renewal of six tenancies, and the eviction of one tenant. At two monthly intervals we prepare reports which we present to the Papakura Parish Property Committee at the Crossroads Methodist Church.

We have been managing the feasibility process for the redevelopment of the 100 year old Premier Building.

Lotofale'ia Tongan Methodist Church;

The Matanikolo Housing Project comprises 30 homes which Airedale manages and reports to the Mangere Parish Property Committee every two months.

Methodist Church Offices at 409 Great South Road, Penrose:

Owned by The Board of Administration, Te Taha Māori and Te Hapai o ki Muri (formally Mission Resourcing)

APT provides facilities management services as required. We had been engaged to manage refurbishments at 409 Great South Road, Penrose for the Auckland Office Partnership. Unfortunately, a flood exposed the presence of unstable asbestos which has halted renovations for now.

Mission and Ecumenical Board;

During 2024 we managed the renovation and leasing of 22A Penny Avenue, Mount Roskill and continue to provide property management services.

Te Taha Māori;

The five houses APT manages at 296 Massey Road in Mangere for Te Taha Māori provided stable housing for tenants during FY 2024. We have provided property management services which include rent increase negotiations with the Ministry of Housing.



Papakura Parish Commercial Portfolio

Healthy Homes compliance

Gaining Healthy Homes compliance for our social housing properties has been a major focus for APT in FY24. The residential market as a whole must comply with Healthy Homes standards by 1 July 2025. However, community Housing Providers (CHPs) were required to comply with Healthy Homes standards by 1 July 2024.

This discrepancy in deadlines has provided a challenge for the Housing First teams, who rent from the private market where compliance is required by July 2025, but were required to provide subtenants with compliant homes by July 2024. Most landlords were cooperative with the deadline for CHPs, but there are currently 25 properties that still have compliance certificates outstanding due to delay in landlord cooperation.

APT meets weekly with the Ministry for Housing and Development (MHUD) to update them on our progress with Healthy Home compliance, and MHUD is understanding of the challenges that the deadline discrepancy presents for CHPs working in the private market.

- All APT owned social housing properties are compliant with Healthy Homes standards.
- All APT managed social housing properties are compliant with Healthy Homes standards.
- All Housing First properties leased from the private market are compliant with Healthy Homes standards.



Everil Orr

L I V I N G

Highlights

- Everil Orr Living care welcomed its first residents on 1 August 2023
- The new Souster apartments welcomed their first residents in September 2023
- Care finished FY24 with 30 residents being seven more residents than forecast
- Everil Orr care passed HealthCert certification audit with 'flying colours'.



Everil Orr Living – Independent Apartments



Everil Orr Village Limited Partnership, a wholly-owned subsidiary of APT, provides a full range of accommodation and care for the elderly at Everil Orr Living. Everil Orr Living comprises a retirement village for residents who live independently, and a care centre which provides both rest home and hospital levels of care. All three buildings, Astley - Stage 1, Garlick - Stage 2, and Souster and Frampton – Stage 3 (The new care facility and 8 independent living apartments), are named after prominent members of the Methodist Church.

The Village was previously under the management of Oceania Healthcare. APT bought out the operator's interest from Oceania on 3 April 2023, and opened the new care centre on 1 August 2023.

The retirement village provides communal facilities including a cinema, a gym, table tennis, a cinema, and a café which provides heavily discounted meals. Activities are arranged for residents which include tai-chi, zumba, and weekly outings for shopping and sightseeing in the village van.

Stage 3 of the development opened on 1 August 2023. It includes 68 care suites for providing rest home and hospital level care, and a further eight apartments for independent living. The addition of the eight new apartments increased the total number of apartments in the Village to 57.

Despite the very soft conditions in the residential market making it harder for people to move on from their own homes, we have still sold eight occupation right agreements (ORA)s for the independent living apartments over the last financial year.

Over FY24, the Everil Orr care team organised many successful events and celebrations for residents. Pet Therapy day saw rabbits, dogs, birds and sheep come into the care centre for the residents to interact with. Residents have been treated to Pamper Days with massages, manicures and facials, and participated in a Wear it Pink day in aid of anti-bullying, with a donation being made to Mental Health Foundation. Matariki celebrations were a great success at both the independent living village and care facility, where the dinner and lunches held included an adapted hangi and various musical entertainers.

We continually receive very positive feedback from residents and their families.

APT has developed three of the five stages to date. The final two stages to be developed will add a further 82 independent living apartments. On completion the village will provide 139 independent living apartments and 68 care suites.

Focus for FY25

APT's focus for FY 25

Develop Stage 2 of the Marutau social housing project comprising a further 12 two bedroom apartments. Target to achieve MHUD support by June 2025 with development commencing in FY26.

Continue to deliver positive social outcomes with the provision of leased third party property to support social housing programmes for vulnerable people through the Housing First and Youth housing programmes. Targeting to have 320 occupied houses by the end of FY25.

Commence a revised quarterly induction programme for staff joining the three Trusts.

Conduct a comprehensive review of all policies and procedures to ensure alignment with Te Tiriti o Waitangi principles, followed by regular staff training to embed these principles in daily operations and decision-making processes.

Progress a staged development of a medical precinct on the Wesley Block. The Wesley block is currently producing sub 2% returns from the asset. A medical precinct development will generate long term leases, positive social impact and will provide certainty to cashflow. Target to achieve Church approval for the resource consent application by June 2025.

The APT Board is exploring funding options to help with building the last two stages of the Everil Orr Living development. Stage 4 and 5 development to be completed by the end of 2029..

AIREDALE PROPERTY TRUST
SUMMARY FINANCIAL STATEMENTS
for the year ended 30 June 2024

CONTENTS

Summary consolidated statement of comprehensive income	19
Summary consolidated balance sheet	20
Summary consolidated statement of changes in equity	21
Summary consolidated statement of cash flows	22
Notes to the summary consolidated financial statements	23

AIREDALE PROPERTY TRUST**SUMMARY CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME** for the year ended 30 June 2024

	2024	2023
	\$000	\$000
Revenue	21,152	17,206
Fair value adjustment on investment property	(1,763)	(14,260)
Expenses		
Administration	(2,212)	(1,912)
Facility & Equipment	(5,248)	(2,815)
Human resources	(61)	(83)
Employee benefit expense	(6,503)	(4,161)
Depreciation and amortisation	(1,438)	(179)
Change in business operations	-	(6,487)
Operating lease and rental expense	(8,137)	(8,460)
Audit fees	(126)	(26)
Grants paid	(1,673)	(1,600)
Expenses, excluding finance costs	(25,398)	(25,723)
Finance costs	(5,876)	(745)
Finance income	704	2,317
Finance costs net	(5,172)	1,572
Deficit for the year	(11,181)	(21,205)
Other comprehensive income		
Items that will not be reclassified to deficit		
Gain on property revaluations	2,748	-
Total other comprehensive income	2,748	-
Total comprehensive deficit	(8,433)	(21,205)

AIREDALE PROPERTY TRUST
SUMMARY CONSOLIDATED BALANCE SHEET as at 30 June 2024

	2024 \$000	2023 \$000
ASSETS		
Current assets		
Cash and cash equivalents	5,320	3,975
Receivables - exchange transactions	14,096	11,670
Investments	5,480	9,497
Total current assets	24,896	25,142
Non current assets		
Property, plant and equipment	51,293	544
Investment properties	146,930	195,871
Goodwill	700	700
Total non current assets	198,923	197,115
Total assets	223,819	222,257
LIABILITIES		
Current liabilities		
Trade and other payables	18,938	15,081
Borrowings	-	86
Employee benefits liabilities	135	435
Provisions	186	81
Deferred income	1,848	1,762
Total current liabilities	21,107	17,445
Non current liabilities		
Borrowings	48,078	52,964
Provisions	1,561	1,659
Resident loans	36,999	27,586
Deferred income	4,234	2,330
Total non current liabilities	90,872	84,539
Total liabilities	111,979	101,984
Net assets	111,840	120,273
EQUITY		
Retained surplus	109,092	120,273
Reserves	2,748	-
Total equity	111,840	120,273

AIREDALE PROPERTY TRUST**SUMMARY CONSOLIDATED STATEMENT OF CHANGES IN EQUITY** for the year ended 30 June 2024

	Revaluation reserve \$000	Retained surplus \$000	Total Equity \$000
Balance as at 1 July 2022	-	141,478	141,478
Comprehensive income			
Deficit for the year	-	(21,205)	(21,205)
Balance as at 30 June 2023	-	120,273	120,273
Balance as at 1 July 2023	-	120,273	120,273
Comprehensive income			
Deficit for the year	-	(11,181)	(11,181)
Other comprehensive income			
Gain on the revaluation of land and buildings	2,748	-	2,748
Total comprehensive income	2,748	(11,181)	(8,433)
Balance as at 30 June 2024	2,748	109,092	111,840

AIREDALE PROPERTY TRUST**SUMMARY CONSOLIDATED STATEMENT OF CASH FLOWS** for the year ended 30 June 2024

	2024	2023
	\$000	\$000
Cash flows from operating activities		
Receipts from exchange transactions	21,625	18,393
Receipts from new resident loans	11,402	-
Interest received	704	-
	33,731	18,393
Payments to suppliers, employees and those in need	(21,799)	(8,140)
Grant to Methodist Mission Northern	(1,673)	(1,600)
Interest paid	(5,876)	(745)
Net cash movement in resident loans	-	(8,460)
Upfront lease payments	-	970
	(29,348)	(17,975)
Net cash flows from operating activities	4,383	418
Cash flows from investing activities		
Receipts from sale of investments	4,017	-
Purchase of property, plant, equipment and work in progress	(2,169)	(21,863)
Purchase of intangible assets	-	(700)
	(2,169)	(22,563)
Net cash flows from / (applied to) investing activities	1,848	(22,563)
Cash flows from financing activities		
(Repayment) / advance of loans	(4,886)	17,750
	(4,886)	17,750
Net cash flows (applied to) / from financing activities	(4,886)	17,750
Net increase / (decrease) in cash and cash equivalents	1,345	(4,395)
Cash and cash equivalents at the beginning of the year	3,975	8,370
Cash and cash equivalents at the end of the year	5,320	3,975

AIREDALE PROPERTY TRUST

NOTES TO THE SUMMARY CONSOLIDATED FINANCIAL STATEMENTS for the year ended 30 June 2024

Basis of preparation

The consolidated financial statements have been prepared on the going concern basis, and the accounting policies have been applied consistently throughout the period.

The Summary Financial Statements presented are those of Airedale Property Trust (APT), a public benefit entity. These financial statements have been prepared in accordance with Public Benefit Entity Financial Reporting Standard 43, Summary Financial Statements.

The financial statements have been extracted from the full financial statements that comply with Generally Accepted Accounting Practices in New Zealand (NZ GAAP). They comply with Public Benefit Entity International Public Sector Accounting Standards and other applicable Financial Reporting Standards (collectively "PBE Standards"), as appropriate for Tier 2 not for profit public benefit entities.

The full financial statements signed on 10 December 2024 have been audited by Grant Thornton and given an unqualified opinion.

The summary financial statements do not include all the disclosures provided in the full financial statements and cannot be expected to provide as complete an understanding of the financial affairs of Airedale as the full financial statements.

The presentation currency is New Zealand dollars. The full set of financial statements can be found on the Charities Register website <https://register.charities.govt.nz>.







Everil Orr
LIVING

Airedale Property Trust
124 Vincent Street
Auckland CBD
Auckland 1010

www.airedaleproperty.co.nz