SHOPPING CENTRE INVESTMENTS LIMITED

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 31 AUGUST 2026

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SHOPPING CENTRE INVESTMENTS LIMITED

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 31 AUGUST 2026

		Group	
		Unaudited 6 Months 31 Aug 2026	Unaudited 6 Months 31 Aug 2025
	Notes	$	$
Operating Income			
Rent Received	9	5,058,394	5,165,594
		5,058,394	5,165,594
Other Income			
Interest Received/(Refunded) on Assets Amortised at Cost		8,145	23,485
Power Commissions & Recoveries		78,029	62,280
		86,174	85,765
Less Overhead Expenses			
Management Contributions		36,237	32,150
Operating Contributions		456,677	412,215
Directors Fees	14	110,000	110,000
Interest Expense on Lease Liabilities	8	148,816	135,441
Interest Expense on Liabilities at Amortised Cost		1,612,900	1,874,875
Other Operating Expenses	10	623,907	562,619
		2,988,537	3,127,300
Operating Profit / (Loss)		**2,156,031**	**2,124,059**
Non Operating Income and Expenses			
Net change in the value of the Derivative Financial Instruments		353,832	(135,329)
		353,832	(135,329)
Profit / (Loss) before Income Tax		**2,509,863**	**1,988,730**
Income Tax Benefit / (Expense)			
Income Tax	11	(726,918)	(579,640)
		(726,918)	(579,640)
Profit / (Loss) Attributable to Shareholders		**1,782,945**	**1,409,090**
Other Comprehensive Income		-	-
Total Comprehensive Income attributable to Shareholders		**1,782,945**	**1,409,090**

The accompanying Notes form part of these Financial Statements.

SHOPPING CENTRE INVESTMENTS LIMITED
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED 31 AUGUST 2026

31ST AUGUST 2025	Notes	Group			
		Share Capital	Accumulated Losses	Accumulated Losses Attribution Reserve	Total
		$	$	$	$
Balance at 28 February 2025		**73,374,286**	**(11,018,553)**	**(4,847,303)**	**57,508,430**
Total Comprehensive Income for the Year					
Profit / (Loss) for the Year		-	1,409,090	-	1,409,090
Other Comprehensive Income		-	-	-	-
Total Comprehensive Income for the Year		-	1,409,090	-	1,409,090
Transactions with Owners recorded directly in Equity					
Dividends to Shareholders		-	(1,205,877)	-	(1,205,877)
Balance at 31 August 2025		**73,374,286**	**(10,815,340)**	**(4,847,303)**	**57,711,643**

31ST AUGUST 2026	Notes	Group			
		Share Capital	Accumulated Losses	Accumulated Losses Attribution Reserve	Total
		$	$	$	$
Balance at 28 February 2026		**73,374,286**	**(10,644,696)**	**(3,526,676)**	**59,202,914**
Total Comprehensive Income for the Year					
Profit / (Loss) for the Year		-	1,782,945	-	1,782,945
Other Comprehensive Income		-	-	-	-
Total Comprehensive Income for the Year		-	1,782,945	-	1,782,945
Transactions with Owners recorded directly in Equity					
Dividends to Shareholders		-	(1,378,145)	-	(1,378,145)
Balance at 31 August 2026		**73,374,286**	**(10,239,896)**	**(3,526,676)**	**59,607,714**

	Group	
	31 Aug 2026	31 Aug 2025
Dividends for the period (cents per share)	**2.0000**	**1.7500**
Dividend	1,378,145	1,205,877
Shares dividends paid on	68,907,243	68,907,243

The accompanying Notes form part of these Financial Statements.

SHOPPING CENTRE INVESTMENTS LIMITED
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT THE 31ST AUGUST 2026

		Group	
		Unaudited 6 Months 31 Aug 2026	Audited Year Ended 28 Feb 26
	Notes	$	$
Current Assets			
Cash and Cash Equivalents		792,874	2,804,148
Colliers Trust Account		139,394	103,303
Accounts & Other Receivables	12	343,204	429,234
Total Current Assets		**1,275,472**	**3,336,685**
Non Current Assets			
Investment Properties	4	128,244,871	128,000,000
Leasehold Asset		76,539	78,295
Leasing Costs		187,888	266,104
Right-of-Use Assets	8	4,823,248	4,290,883
Tax Paid in Advance	11	-	-
Total Non Current Assets		**133,332,546**	**132,635,282**
Total Assets		**134,608,018**	**135,971,967**

The accompanying Notes form part of these Financial Statements.

SHOPPING CENTRE INVESTMENTS LIMITED
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT THE 31ST AUGUST 2026

	Notes	Group Unaudited 6 Months 31 Aug 2026 $	Group Audited Year Ended 28 Feb 2026 $
Shareholders' Equity			
Share Capital		73,374,286	73,374,286
Accumulated Losses		(10,239,896)	(10,644,696)
Accumulated Losses Attribution Reserve		(3,526,676)	(3,526,676)
Total Shareholders' Equity		**59,607,714**	**59,202,914**
Current Liabilities			
Accounts Payable		161,741	170,758
Bonds Prepaid		337,733	310,520
Derivative Financial Instrument		45,630	399,461
Income Received in Advance		131,438	166,383
Income Tax Payable	11	263,108	51,164
Lease Liabilities	8	88,195	74,360
GST Payable		182,108	186,270
Provision for GOC Refund		31,438	22,708
Defit Funds Received		126,205	126,205
Revolving Credit Facility - ASB Bank		500,000	-
Term Loans - Accrued Interest		218,450	200,346
Term Loans - ASB Bank	6	375,000	750,000
Total Current Liabilities		**2,461,046**	**2,458,175**
Term Liabilities			
Term Loans - ASB Bank	6	56,464,311	58,964,311
Lease Liabilities	8	5,902,512	5,327,145
Deferred Tax Liability		10,172,435	10,019,422
Total Term Liabilities		**72,539,258**	**74,310,878**
Total Equity and Liabilities		**134,608,018**	**135,971,967**

Signed for and on behalf of the Board of Directors which authorised the issue of the financial statements on the 27 October 2026

D H Rankin
Director

S N Ott
Director

The accompanying Notes form part of these Financial Statements.

SHOPPING CENTRE INVESTMENTS LIMITED
CONSOLIDATED CASH FLOW STATEMENT
FOR THE SIX MONTHS ENDED 31 AUGUST 2026

	Notes	Group	
		Unaudited 6 Months 31 Aug 2025	**Unaudited 6 Months 31 Aug 2025**
		$	**$**
Cash flows from operating activities			
Cash was provided from:			
Rentals Received		5,181,245	5,544,711
Interest Received/(Refunded)		8,295	25,344
Power Commissions & Recoveries		69,240	57,969
		5,258,780	5,628,024
Cash was disbursed to:			
Payments for Services		(604,255)	(622,331)
Payments for Direct Expenses		(492,914)	(444,365)
Interest Paid		(1,594,796)	(1,911,597)
Income Tax Paid		(361,959)	(2,374)
Net GST Outflows		(11,157)	(60,611)
		(3,065,081)	(3,041,278)
Net Cash Flows from operating activities	**18**	**2,193,699**	**2,586,746**
Cash flows from investing activities			
Cash was provided from:			
Transfer from Colliers Trust Account		-	133,945
		-	133,945
Cash was disbursed to:			
Investment Properties		(244,869)	(146,857)
Transfer to Colliers Trust Account		(36,091)	-
		(280,960)	(146,857)
Net Cash Flows from investing activities		**(280,960)**	**(12,912)**
Cash flows from financing activities			
Cash was provided from:			
Revolving Credit Facility - ASB Bank		2,500,000	-
		2,500,000	-
Cash was disbursed to:			
Dividends Paid		(1,378,145)	(1,205,877)
Lease Liabilities - Interest	**18**	(148,816)	(135,441)
Lease Liabilities - Principal	**18**	(22,052)	(35,426)
Loan - ASB	**18**	(2,875,000)	(375,000)
Revolving Credit Facility - ASB Bank	**18**	(2,000,000)	-
		(6,424,013)	(1,751,744)
Net Cash Flows from financing activities		**(3,924,013)**	**(1,751,744)**
Net Increase (Decrease) in cash & cash equivalents held		(2,011,274)	822,090
Cash & cash equivalents at beginning of the period		2,804,148	2,018,577
Cash & cash equivalents at end of the period		792,874	2,840,667

The accompanying Notes form part of these Financial Statements.

SHOPPING CENTRE INVESTMENTS LIMITED
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the Six Months Ended 31st August 2026

1 REPORTING ENTITY

The financial statements as at and for the six months ended 31 August 2026 are those for Shopping Centre Investments Limited (the Company) and its controlled entities (the Group), B C Chalmers Investments Limited and Hornby Enterprises Limited.

The Company and its controlled entities are limited liability companies incorporated and domiciled in New Zealand and are registered under the New Zealand Companies Act 1993.

The Company is an FMC Reporting Entity under the Financial Markets Conduct Act 2013 and the financial statements have been prepared in accordance with that Act as well as the Companies Act 1993.

The registered office of the Company is Level Four, 123 Victoria Street, Christchurch 8013.

The Company and Group's principal activity is property investment and management.

The financial statements were authorised for issue by the Directors on the sign off date stated on the Statement of Financial Position.

2 ACCOUNTING POLICIES

The accounting policies and methods of computation used in the preparation of these interim financial statements are consistent with those used in the 2026 annual financial statements.

A BASIS OF PREPARATION

Statement of Compliance

The financial statements for the Group have been prepared in accordance with the Financial Reporting Act 2013, the Companies Act 1993, New Zealand Generally Accepted Accounting Practice ("NZ GAAP") and the New Zealand Equivalents to International Financial Reporting Standards ("NZ IFRS").

Preparation of Financial Statements

The financial statements have been prepared on the historical cost basis except for investment properties which are measured at fair value, as set out below.

The New Zealand dollar is the functional currency of the Parent and each subsidiary.
All financial information is presented in New Zealand dollars, rounded to the nearest dollar.

New standards and amendments to existing standards effective after 1 March 2026

There were no new standards or amendments to existing standards that came into effect from 1 March 2026 that had a material impact on the Group.

3 MATERIAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

In applying the Group's accounting policies, the Board and Management continually evaluates judgements, estimates and assumptions based on experience and other factors, including expectations of future events that may have an impact on the Group.

All judgements, estimates and assumptions are believed to be reasonable based on the current set of circumstances available to the Board. Actual results may differ from the judgements, estimates and assumptions made by the Board.

The material judgements, estimates and assumptions made in the preparation of these financial statements are detailed in the following notes:

- Investment Properties (refer Note 4)
- Deferred Taxation

			Group	
			Unaudited	Audited
			31 Aug 2026	28 Feb 2026
4	**INVESTMENT PROPERTIES**			
	As at beginning of period		128,000,000	126,500,000
	Additions - Other Capital Items	**5**	244,871	179,373
			128,244,871	126,679,373
	Fair Value Adjustment		-	1,320,627
			-	1,320,627
	As at end of period		**128,244,871**	**128,000,000**
	These totals comprise			
	Main Complex known as the Hornby Hub		128,244,871	128,000,000
			128,244,871	128,000,000

The property is secured against the borrowings from ASB. Details of the borrowings and security are included in note 6.

ACCOUNTING POLICIES

Investment properties are held to both earn rental income and for long term capital appreciation, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

After initial recognition at cost including directly attributable transaction costs, investment properties are stated at fair value, on the basis of current market valuations made by registered public valuers on an annual basis. Gains or losses arising from changes in the fair values of investment properties are included in the profit or loss in the year in which they arise.

Gains or losses on the disposal on investment properties are recognised in the profit or loss in the period in which the risks and rewards of the investment property have been fully transferred to the purchaser.

The fair value of the investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of the current market conditions. The fair value also reflects, on a similar basis, the cash outflows that could be expected in respect of the property. The fair value also reflects, on a similar basis, the highest and best use of the property.

No depreciation or amortisation is provided for on investment properties. However, for tax purposes, depreciation is claimed on building fit out and a deferred tax liability is recognised where the building components of the registered valuation exceeds the tax book value of the building.

Fair value adjustments of the investment properties are recognised in Profit or Loss and then transferred to the Accumulated Losses Attribution Reserve.

MATERIAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

Registered public valuers have been used to determine the fair value of investment properties. The fair value was determined using a combination of both direct capitalisation and discounted cash flow approaches. The discounted cash flow method is used to cross check against the value against the primary method, being the direct capitalisation method.

Using a direct capitalisation approach the subject property rental is divided by a market derived capitalisation rate to assess the market value of the asset. Further adjustments are then made to the market value to reflect under or over renting, additional revenue and required capital expenditure.

Discounted cash flow projections are based on estimates of future cash flows, supported by the terms of any existing lease and other contracts and by external evidence such as current (at the date of the statement of financial position) market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

4 INVESTMENT PROPERTIES (Continued)

NOTES

Fair value reflects the highest and best use of the investment property at the end of the reporting period.
Investment property measurements are categorised as level 3 in the fair value hierarchy. During the period, there were no transfers of investment properties between levels of the fair value hierarchy.

Valuation

The properties have not been revalued for the interim accounts for the six months ended 31 August 2026, as the Directors' have adopted the valuation completed as at 28 February 2026 by Kane Sweetman and Jacqueline Frost of the firm CVAS (NZ) Limited trading as Colliers, plus the cost of assets acquired to date.
This represents the Directors' best estimate of fair value at 31 August 2026.

The valuation methodology, inputs and assumptions are the same as those disclosed in the annual financial statements for the year ended 28 February 2026.

5 CAPITAL WORKS IN PROGRESS

		Group	
		Unaudited	Audited
		31 Aug 2026	28 Feb 2026
As at beginning of period		-	-
Additions - Other Works	**4**	244,871	179,373
		244,871	179,373
Less			
Transfer to Investment Properties	**4**	(244,871)	(179,373)
		(244,871)	(179,373)
As at end of period		-	-

NOTES

Capital work in progress had additions of $244,871, which do not include any capitalised interest for the six months ended 31 August 2026.
(Year Ended 28 February 2026: $179,373).

Capital Works in Progress are initially carried at cost. The value of Capital Works in Progress is assessed annually by the Directors. Where there is evidence that costs previously capitalised no longer meet the criteria, or are no longer relevant, they are written off.

6 BORROWINGS

	Group	
i Borrowings	Unaudited	Audited
Balance of ASB Term Loan	31 Aug 2026	28 Feb 2026
Current	375,000	750,000
Non-Current	56,464,311	58,964,311
Total	56,839,311	59,714,311

ACCOUNTING POLICIES

Borrowings are recognised initially at fair value, plus directly attributable transaction costs and subsequently measured at amortised cost using the effective interest method.

NOTES

ii *Facility*

	Amount	Matures		Reset Maturity Date	Floating
The Group has facilities with the ASB Bank for					
$56,839,311 facility (fully drawn)	56,464,311	31/10/2027		4/09/2026	
$2,500,000 revolving credit facility ($500,000 drawn)	500,000	30/06/2029		4/09/2026	

On 1 July 2026, the Board entered into a Revolving Credit Facility with ASB. The facility is for a total of $2,500,000 for three years.

iii *Security*

The facilities are secured by way of a registered mortgage security over the land and buildings, which comprises the investment property. In addition, a general security deed is in place. The Bank is also secured by a deed of assignment of lease between the Company and the Mutual School of Art Inc (The Hornby WMC Inc) over 212 car parks situated on the leasehold property at 39 Carmen Road owned by the subsidiary Hornby Enterprises Ltd.

The value of the property is detailed in note 4.

iv *Other*	31 Aug 2026	28 Feb 2026
The floating interest rate, subject to the interest swap rates (see Note 7) on the term loan facility of $56,839,311 (28 February 2026: $59,714,311) at reporting date was:	5.01%	4.71%
The interest rate on the revolving credit facility at reporting date was:	4.66%	0.00%

The borrowings are subject to monthly principal payments of $62,500 and interest until the maturity date.
No borrowing costs were capitalised to investment properties during the year (2026: $0) - Note 4.

The covenants on all borrowings require a loan to value ratio of not more than 55% (2026: 55%) and an interest cover ratio (that is, the ratio of earnings before interest to interest) of not less than 1.5:1 (2026: 1.5:1).
The covenants are calculated on an annual basis and therefore have not been assessed as at 31 August 2026.
The Group complied with these covenants during the 2026 year.
For the year ended 28 February 2026 the Group had a loan to value ratio of 47.58% (2025: 48.76%), an interest cover ratio of 2.22 (2025: 1.79) and registered mortgage security of $59,714,311 (2025: $60,464,311)

7 DERIVATIVE FINANCIAL INSTRUMENTS

	Group	
	Unaudited	Audited
	31 Aug 2026	28 Feb 2026
Fair value of fixed interest rate swaps with start dates		
that have commenced	(45,630)	(399,461)
At reporting date	(45,630)	(399,461)

The fair value of of the interest rate derivative is determined from valuations prepared by ASB Bank using valuation techniques classified as Level 2 in the fair value hierarchy (2026: Level 2). These are based on the present value of estimated future cash flows based on the term and maturity of the contract and the current market interest rate at reporting date.

i *Maturities*

The Group had derivative financial instruments in place being fixed interest swaps totalling $30,000,000 (2026: $30,000,000)
Interest rates of 3.24% - 4.59% (2025: 3.70%-4.85%).
The maturity dates are 3 February 2027 ($10,000,000), 3 February 2028 ($10,000,000) and 3 February 2028 ($10,000,000),
The monthly swap charge is calculated as follows; interest at the floating rate is charged on the full amount of the loan, the swap additional charge is then calculated at the fixed rate less the BBR-FRA rate. As at balance date the swap rate, after the necessary calculations, equates to 2.80% (2026: 2.46%).

ii *Unrealised net change in fair value of derivative financial instruments:*

The unrealised net change in fair value of derivative financial instruments was a gain of $353,832
(August 2025: loss of $135,329 / February 2026: loss of $9,770).

8 LEASES

	Group	
	Unaudited	Audited
Right-of-Use Assets - Land	31 Aug 2026	28 Feb 2026
At beginning of period	4,290,882	4,423,582
Amortisation	(78,887)	(132,700)
Effect of modification to lease terms	611,253	-
At end of period	4,823,248	4,290,882

	Group	
	Unaudited	Audited
Lease Liabilities - Land	31 Aug 2026	28 Feb 2026
At beginning of period	5,401,505	5,472,357
Effect of modification to lease terms	611,253	-
Interest Expense	148,816	270,882
Lease Payments	(170,867)	(341,734)
At end of period	5,990,707	5,401,505

9 RENT RECEIVED

	Group	
	Unaudited	Unaudited
	31 Aug 2026	31 Aug 2025
Base Rent	4,655,837	4,805,204
Percentage Rent	4,016	(878)
Casual Leases Rent	135,440	88,696
Car Park	50,960	39,312
Sign	102,265	100,878
Sundry	109,876	132,382
	5,058,394	5,165,594

ACCOUNTING POLICIES

The Group enters into retail leases with tenants on its investment property. The Group has determined that it retains all significant risks and rewards of ownership and has therefore classified the leases as operating leases.

Rental income from investment properties is recognised in the profit or loss on a straight line basis over the term of the lease. Where lease incentives are offered, they will be capitalised within the Statement of Financial Position and amortised on a straight line basis only over the length of the lease to which they relate. Contingent rents associated with leases entered into with tenants are recognised in revenue when the factors triggering contingent rents occur.

10 OTHER EXPENSES

		Group	
		Unaudited	Unaudited
		31 Aug 2026	31 Aug 2025
Accounting Fees		85,478	83,350
Bad Debts Written Off		-	1,024
Consultant's Fees		16,419	1,215
Credit Losses Allowance		16,698	55,258
Depreciation - Right-of-Use Assets	**8**	78,887	66,350
Electricity		31,889	25,262
Insurance / Rates / Body Corp Fees		32,063	31,687
Lease Incentives - Amortised		47,300	47,300
Leasing Fees - Amortised		36,917	43,111
Leasing Fees - Retainer		20,000	-
Legal Fees		38,438	18,587
Listing Fees (USX)		10,783	7,968
Non Deductible Expenses		-	-
Registry Fees (Computershare)		11,311	8,628
Repairs		127,059	39,186
Valuation Fees		28,590	46,452
Other Operating Expenses		42,075	87,241
		623,907	562,619

Throughout the six month period fees have been paid to Colliers for:

Leasing Fees	*Colliers Real Estate Management Limited*	6,000	9,000
Valuations	*CVAS (NZ) Limited - Colliers*	28,590	46,452
		34,590	55,452

	Group	
	Unaudited	Unaudited
	31 Aug 2026	31 Aug 2025
11 TAXATION		
Reconciliation of income tax (expense) / benefit and accounting profit multiplied by statutory tax rate:		
Profit / (Loss) before taxation	**2,509,863**	**1,988,730**
Prima facie income tax calculated at the statutory income tax rate of 28% (August 2025: 28%)	(702,762)	(556,844)
Plus tax effect of		
Depreciation	160,358	174,087
Depreciation - Right-of-Use Assets	(22,088)	(18,578)
Expected Credit Losses	(4,675)	(15,472)
Interest - Lease Liabilities	(41,668)	(37,923)
Leasing Fees - Deductible in Year Incurred	1,680	2,520
Leasing Fees - Amortised	(10,337)	(12,071)
Legal Fees - Non Deductible	(1,969)	-
Non Deductible Expenses	(286)	-
Operating Leases Payments	47,842	47,843
	(573,905)	(416,438)
Losses brought forward	-	-
(Taxation Due) / Losses available to be carried forward	(573,905)	(416,440)
Deferred Taxation		
Depreciation Recoverable	(160,358)	(174,087)
Expected Credit Losses	4,675	15,472
Lease Incentives Paid	(13,244)	(13,244)
Lease Liabilities	164,977	(9,920)
Right-of-Use Assets	(149,062)	18,578
	(153,012)	(163,200)
Income tax benefit (expense) reported in Profit or Loss	(726,917)	(579,640)
Tax Paid in Advance		
Provisional Tax Paid	309,415	243,166
Resident Withholding Tax Paid	1,382	3,905
	310,797	247,071
Less Provision for Taxation	(573,905)	(416,440)
Total Tax Paid in Advance/(Income Tax Payable)	(263,108)	(169,369)

12 ACCOUNTS RECEIVABLE

	Group	
	Unaudited	Audited
	31 Aug 2026	28 Feb 2026
Rentals due	132,352	197,093
Power Commissions & Recoverables Due	22,109	13,320
Other Receivables	267,506	280,886
	421,967	491,299
Provision for Credit Losses	(78,763)	(62,065)
Total	343,204	429,234
Due less than 30 days (current)	343,204	429,234

All receivables are considered collectable as they are trading within current terms.

The Group applies the NZ IFRS 9 simplified approach to measuring expected credit losses using an expected credit loss provision for trade receivables. To measure expected credit losses on a collective basis, trade receivables are grouped based on a similar credit risk.

	Group	
Provision for Expected Credit Losses	31 Aug 2026	28 Feb 2026
Opening Provision at beginning of period	(62,065)	(1,177)
Bad Debts Written Off	-	1,024
Release or (Additional) Expected Credit Losses Provision	(16,698)	(61,912)
Closing Provision at end of period	(78,763)	(62,065)

Due to a lack of useful historical data on which to base receivable impairment analysis, the Group has assessed its expected credit losses for each individual debtor applying judgement using the property managers experience, customer knowledge and interactions and expected economic factors. This has resulted in a decrease in the expected credit losses provision to $78,763 (2026: $62,065). This credit loss provision reflects the uncertainty associated with the collection of certain outstanding debts.

13 GROUP COMPANIES

As at the 31 August 2026 Shopping Centre Investments Limited held shareholdings in the following subsidiaries:

		Incorporated		Shareholding	
Subsidiary	Balance Date	in NZ	Domiciled	2026	2025
BC Chalmers Investments Ltd	28/02/2026	23/08/2005	New Zealand	100.00%	100.00%
Hornby Enterprises Ltd	28/02/2026	8/08/2008	New Zealand	100.00%	100.00%

Hornby Enterprises Ltd	This company has a long term leasehold interest in a property at 23 Carmen Road. A sealed car park has been constructed on this leasehold land comprising 112 car parks which is leased long term to the Hornby Working Men's Club. 212 carparks are in turn leased from that entity.
BC Chalmers Investments Limited	This company previously held property and leased property along Chalmers Street. In the year ended 29 February 2012, the property held was transferred to the Parent.

There have been advances by the parent company to the various subsidiaries, these are interest free and repayable on demand. Though impaired these have not been written off.

14 RELATED PARTY DISCLOSURES

The parent entity is Shopping Centre Investments Limited. Shopping Centre Investments Limited has control over B C Chalmers Investments Limited and Hornby Enterprises Limited.

Key management personnel within the group is any person or persons having the authority and responsibility for planning, directing and controlling the activities of the Company and group, directly or indirectly, including any director. Key management personnel within the Company and Group are detailed below. There are no other key management personnel apart from directors.

Directors within the Company and Group for the six months ending 31 August 2026 were:

			Directors Fees Paid	
			Unaudited	Unaudited
Director	**Entity**		31 Aug 2026	31 Aug 2025
Michael Keyse	Shopping Centre Investments Limited	A: 19/08/2013	42,500	42,500
Nigel Atherfold	Shopping Centre Investments Limited	A: 25/07/2022	22,500	22,500
Sarah Ott	Shopping Centre Investments Limited	A: 30/03/2021	22,500	22,500
David Rankin	Shopping Centre Investments Limited	A: 15/07/2014	22,500	22,500
(Key: A = Appointed and R = Retired)			110,000	110,000

No Directors Fees were payable at 31 August 2026 (31 August 2025: Nil).

From time to time directors of the Group or their related entities provide services to the Company and Group.

With the exception of the below, the shares held by Related Parties as at 31 August 2026 has not changed from the holdings disclosed in the annual financial statements for the year ended 28 February 2026.

Jane Jackman is a Partner at Nexia Christchurch Limited which provides accounting services to the Company and the Group. Jane Jackman has a beneficial interest in the P M & J Jackman Family Trust which holds 158,346 shares at 31 August 2026. (28 February 2026: Held 49,592 shares)

14 RELATED PARTY DISCLOSURES (continued)

Details in respect of these related party transactions is set out below:

	Group	
	Unaudited	Unaudited
	31 Aug 2026	31 Aug 2025
Accounting, secretarial and administrative support:		
Nexia Christchurch Limited	85,478	83,350
Insurance:		
Amicus	25,825	27,629
Leasing:		
Colliers Real Estate Management Limited	6,000	9,000
Total value of transactions with related parties	**117,303**	**119,979**

The Company and Group had the following trade payables and trade receivables outstanding with related parties:

	31 August 2026		28 February 2026	
	Trade receivable	Trade payable	Trade receivable	Trade payable
Colliers Real Estate Management Limited	-	-	-	479
Nexia Christchurch Limited	-	15,465	-	9,588
Total	**-**	**15,465**	**-**	**10,067**

The terms and conditions of the above balances are unsecured creditors with terms of payment to be made within 14 days of the invoice date.

The parent company has provided intercompany advances to it's subsidiary companies B C Chalmers Investments Limited and Hornby Enterprises Limited.

The advances to the subsidiaries have been impaired by the Directors as the subsidiaries have insufficient assets to repay the advances. These balances are eliminated on consolidation.

The terms and conditions of the above advances are that they are interest free and repayable on demand.

15 CAPITAL COMMITMENTS

As at 31 August 2026, the Group has no capital commitments.

16 CONTINGENT LIABILITIES

As at 31 August 2026 the Group had no contingent liabilities (28 February 2026: nil)

17 SUBSEQUENT EVENTS

On 9 September 2026, the Board passed a resolution approving a gross dividend of 1.00 cents per share to be paid 30 September 2026 and to be fully imputed. The dividend paid was $689,072.

On 24 September 2026, the New Zealand Companies Office confirmed the completion of the amalgamation of B C Chalmers Investments Limited and Hornby Enterprises Limited with the Parent, Shopping Centre Investments Limited. The amalgamation was completed as part of a simplification of the Group's structure and had no material financial impact on the Group.

18 RECONCILIATION OF REPORTED INCOME / (LOSS) WITH CASH FLOWS from Operating Activities

	Group	
	Unaudited	Unaudited
	31 Aug 2026	31 Aug 2025
Net Income	**1,782,945**	**1,409,090**
Non cash and non operating items		
Unrealised net change in value of investment property	-	-
Unrealised net change in value of derivative financial instruments	(353,832)	135,329
Bad Debts	-	1,024
Depreciation	80,644	68,209
Interest on Lease Liabilities	148,816	135,441
Tax Expense	573,905	416,440
Deferred tax	153,013	163,200
	602,546	919,643
Cash flow from operations before working capital changes	2,385,491	2,328,733
Movements in Working Capital		
Increase / (Decrease) in Accounts Payable	(12,510)	(44,075)
Increase / (Decrease) in Interest Accrued (Loans)	18,104	(36,722)
Increase / (Decrease) in Bonds	27,213	37,776
Increase / (Decrease) in Credit Losses Allowance	(16,698)	(56,282)
Increase / (Decrease) in GST Payable	(11,156)	(60,611)
(Increase) / Decrease in Leasing Fees	30,915	34,112
(Increase) / Decrease in Lease Incentives	47,300	47,300
Increase / (Decrease) in Provision for GOC Refund	8,730	(112,993)
(Increase) / Decrease in Accounts Receivable	78,120	450,022
(Increase) / Decrease in Interest Accrued	150	1,859
(Increase) / Decrease Future Tax Benefits	(361,960)	(2,373)
	(191,792)	258,013
Net Cash Flows from Operating Activities	**2,193,699**	**2,586,746**

18 RECONCILIATION OF REPORTED INCOME / (LOSS) WITH CASH FLOWS from Operating Activities (continued)

ACCOUNTING POLICIES

The following is the definition of the terms used in the Statement of Cash Flows:

i ***Cash and cash equivalents*** means cash, demand deposits and other highly liquid (being those with original maturities of three months or less) investments in which the group has invested as part of its day to day cash management. Cash includes current liabilities such as negative cash balances in the form of overnight bank overdrafts. Cash does not include receivables or payables or any borrowing that forms part of a term liability.

ii ***Operating activities*** include all transactions and other events that are neither investing nor financing activities.

iii ***Investing activities*** include those relating to the addition, acquisition, and disposal of investment properties and any addition and reduction of subsidiary investment and loans.

iv ***Financing activities*** are those activities that result in changes in the size and composition of the capital structure of the Group, including dividends paid.

Cash Flows from Financing Activities

			Non-Cash Changes			
31 August 2026	1 Mar 2026	Cash Flows	Reclassification Between Short and Long Term	FX Movements	Fair Value Changes	31 Aug 2026
Long-term borrowings						
Lease Liabilities	5,327,145	(148,816)	112,930	-	611,253	5,902,512
Term Loans - ASB	58,964,311	(2,500,000)	-	-	-	56,464,311
	64,291,456	(2,648,816)	112,930	-	611,253	62,366,823
Short-term borrowings						
Lease Liabilities	74,360	(22,052)	35,887	-	-	88,195
Term Loans - ASB	750,000	(375,000)	-	-	-	375,000
	824,360	(397,052)	35,887	-	-	463,195
	65,115,816	(3,045,868)	148,817	-	611,253	62,830,018

31 August 2025	1 Mar 2025	Cash Flows	Reclassification Between Short and Long Term	FX Movements	Fair Value Changes	31 Aug 2025
Long-term borrowings						
Lease Liabilities	5,401,505	(135,441)	135,441	-	-	5,401,505
Term Loans - ASB	59,714,311	-	-	-	-	59,714,311
	65,115,816	(135,441)	135,441	-	-	65,115,816
Short-term borrowings						
Lease Liabilities	70,852	(35,426)		-	-	35,426
Term Loans - ASB	750,000	(375,000)	-	-	-	375,000
	820,852	(410,426)	-	-	-	410,426
	65,936,668	(545,867)	135,441	-	-	65,526,242

19 Dividend Payments

	31 August 2026			31 August 2025		
Dividends paid as follows	Date	Rate (cps)	Gross	Date	Rate (cps)	Gross
	31/03/2026	1.00000	689,072	26/03/2025	0.75000	516,805
	30/06/2026	1.00000	689,072	26/06/2025	1.00000	689,072
			1,378,145			**1,205,877**
Cash Dividend (cents per share)			2.0000			1.7500