Pyne Gould Corporation Limited

ANNUAL REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2025

PYNE GOULD CORPORATION LIMITED
Contents

For the year ended 30 June 2025

PYNE GOULD CORPORATION LIMITED
COMPANY REPORT

Managing Director's Report

Overview

FY2025 marked a pivotal year for Pyne Gould Corporation Limited ("PGC" or "the Group").

Following several years of heavy investment in its real estate business, the Group delivered strong operating cashflow, material debt reduction, and positioned its two operating divisions — RCL New Zealand and RCL Australia — for sustainable growth.

RCL New Zealand – Transition to Strong Cashflow and Liquidity

RCL New Zealand delivered NZD50 million of free cashflow in FY2025, of which NZD40 million was applied to debt reduction.

The New Zealand business enters FY2026 in a very strong financial position as the Hanley Downs project reaches its successful conclusion.

Hanley Downs has now sold out of all residential sites, with NZD75 million of contracted pre-sales settling between January and September 2026 comfortably exceeding total New Zealand debt of NZD65 million. This leaves approximately NZD70 million of net cash and current assets, mainly from remaining built-form housing stock.

In addition, RCL New Zealand holds other non-core assets related to real estate at East Wanaka and Coromandel, which are expected to realise value during 2026, further enhancing liquidity across the Group.

Homestead Bay in Queenstown represents the next major stage of RCL New Zealand's development pipeline. Planning is progressing through the New Zealand Government's fast-track consenting process, where we are seeking to develop a master planned community of approximately 2,500 sections, together with retail, commercial and community uses, underscoring its strategic importance. Preliminary market interest in the project has been strong, with over 2,500 potential buyers already registered.

Together, Hanley Downs and Homestead Bay have created a long-term Queenstown development corridor providing sustainable cashflows and balance-sheet strength for many years ahead.

RCL Australia – Building Momentum

RCL Australia is earlier in its development cycle than RCL New Zealand. However, the Sunbury project is now fully consented and provides the engine of cashflow for the Australian business.

Sunbury achieved AUD35 million of pre-sales during the past quarter, and RCL Australia is expected to continue to build sales volumes over 2026 and 2027 to a level sufficient to amortise its project debt in full. This momentum reflects renewed buyer confidence and stabilising market conditions following recent interest-rate reductions.

The St Albans project, located in Victoria, is advancing through planning, with approvals for approximately 330 lots against an original upside forecast of 220 lots for this project. This step-change will materially enhance embedded value and support future realisations.

Sunbury, together with St Albans and the balance of our land bank, provide the Australian business with growing recurring cashflows through FY2026 and FY2027 and for many years beyond.

Managing Director's Report (continued)

Consolidated Financial Highlights (FY2025)

Metric	FY2025 **	FY2024	Commentary
Revenue	£42.5 million	£54.6 million	Lower NZ settlements; improving Australian sales.
Gross Profit	£12.0 million	£19.9 million	Margin pressure in Australia; NZ stable.
Operating Cashflow	£17.5 million inflow	£4.6 million outflow	All free cash applied to debt reduction.
Total Borrowings	£150 million	£167 million	Reduction of £16.6 million year-on-year.
Total Assets	£168 million	£198 million	Tangible real estate backing.
Net Assets	£12.9 million	£24.9 million	Underlying equity higher than book value.

** All figures are consistent with the audited consolidated financial statements for the year ended 30 June 2025.

Outlook

PGC enters FY2026 with two complementary, self-funding regional platforms:

- New Zealand – cash-rich and debt-light following completion of Hanley Downs, with Homestead Bay ready to launch.
- Australia – sales accelerating at Sunbury and consents expanding at St Albans, establishing the next growth cycle.

Both regions are expected to generate consistent operating cashflows, enabling continued deleveraging and capital recycling.

The Group's strategic focus remains on evolving toward long-duration, inflation-resilient, and insurance-linked investment assets that deliver sustainable long-term returns.

Final Comment

FY2025 was the year the investment cycle turned to cash.

Hanley Downs delivered substantial free cashflow and a sharp reduction in debt, while Sunbury and St Albans are now building momentum in Australia.

PGC enters FY2026 with liquidity, resilience and substantial recurring cashflow.

George Kerr
Managing Director
03 December 2025

Directors' Report

Group policy of expensing interest continues to dominate the profit and loss (net interest expense £18.06 million). Group debt profile and corresponding interest charges have increased over the last couple of years due to the substantive acquisitions at Sunbury and Homestead Bay.

Neither of these projects is yet contributing to group operating performance, however are expected to be the key value drivers for the Group over the next few years. Sunbury pre-sales are progressing well and subject to planning approvals for Homestead Bay being achieved, we reasonably expect pre-sales for this project to build rapidly given the high level of market interest in this project.

Following substantial investment in re-stocking over the last couple of years, the Group delivered strong operating cashflow during the 2025 financial year with substantive debt reduction now starting to occur. All net cashflows over the 2025 financial year were applied to debt reduction.

Continued strong net cashflows are expected over 2026 and 2027 as existing pre-sold stock is delivered. Group debt levels will materially reduce over the next 18 months (absent any substantive new acquisitions) in line with the strong cashflows generated from settlement of the existing pre-sale book with the Group being well placed for growth.

PGC recorded a Net Loss attributable to security holders of £9.98 million for the year to 30 June 2025 (30 June 2024: Net Loss of £2.96 million). As outlined above the Group expenses interest charges in the year they are incurred (as opposed to capitalising) which is the primary contributing factor for the reported loss.

After unfavourable foreign currency movements in foreign currency translation, PGC recorded a Total Comprehensive Loss of £11.96 million prior to adjustment for non-controlling interests.

Total Comprehensive Loss attributable to PGC shareholders was £10.38 million (30 June 2024: Total Comprehensive Loss £3.42 million).

Inventories are carried at the lower of cost or Net Realisable value whereas debt sizing within the group is based on the current market value of the inventory. IFRS requirements for treatment of inventory on the lower of historical cost or net realisable values negatively impacts balance sheet presentation where market values are substantially higher than historical cost. Group leverage is also presented as being materially higher than would be the case if inventory was reflected at current market value.

Net assets attributable to security holders decreased to £7.23 million (30 June 2024: £17.61 million). Deterioration in Net Assets attributable to shareholders reflects the combined outcome of carrying inventories at the lower of cost or NRV and group policy to expense interest in the year it is incurred. The financing costs associated with the Homestead Bay and Sunbury acquisitions whilst negatively impacting short term profit and loss and balance sheet presentation, both projects are expected to create substantive value as they move into the development phase.

Based on statutory accounting values, Net assets per share was 58.8% lower, falling from 9.27 pence per share as at 30 June 2024 to 3.81 pence per share as at 30 June 2025 (after allowing for non-controlling interests and other comprehensive income).

Whilst higher financing costs associated with acquisitions during both the 2023 and 2024 financial years has negatively impacted both the profit and loss and balance sheet, this has delivered a substantive re-stocking of the RCL land bank and sees the Group well placed to be able to continue to generate strong operating cashflows as stock is produced and settled. Revenue and profits generated as these acquisitions are developed is expected to more than offset the near-term negative impact.

Operating Performance

On a consolidated basis (before allowing for non-controlling interests), the result for the 2025 financial year was a Loss after tax of £11.63 million (2024 financial year: Loss after tax of £3.38 million).

After allowing for foreign exchange translation movements, the consolidated Total Comprehensive Loss for the 2025 financial year was £11.63 million (2024 financial year: consolidated Total Comprehensive Loss of £3.38 million).

Following adjustment for non-controlling interests, the Total Comprehensive Loss attributable to PGC shareholders was £10.38 million (2024 financial year: Total Comprehensive Loss of £3.42 million).

An increased component of turnkey product as part of the sales in the Australian business negatively impacted the gross margin in Australia. Whilst turnkey product has a lower gross margin it is an important part of the product offering in the Australian business. Margins will continue to fluctuate year on year depending on the sales mix within the business The ongoing higher financing costs associated with the acquisitions completed over the 2023 and 2024 financial years also materially impacted the result. Interest costs will reduce in line with the substantive deleveraging in Group debt over the next 18 months.

Directors' Report (continued)

Activity levels across the RCL portfolio have remained solid over the course of the 2025 financial year and are reflected in the pre-sale book of approximately AUD 150 million as at balance date. This will underpin strong cashflows and debt reduction over the next 18 months as these sales are settled.

Market conditions remain stable in Queenstown (New Zealand) however market conditions in Australia have started to improve and are expected to continue to improve over the 2026 financial year. The pre-sales book continues to provide a buffer against ongoing market volatility.

Statement of Financial Position

At 30 June 2025, PGC had a deficiency in Net Current Assets of £37.56 million (2024 financial year: surplus of £66.91 million). Deterioration in Net Current Assets is as a result of a material component of the borrowings maturing in June 2026. The Group has the ability to request an extension of the facilities for a further 12 months from January 2026 and the Group intends to exercise this extension request.

Total Group Assets held were £168.00 million (2024 financial year: £198.31 million) with total equity of £12.88 million (2024 financial year: £24.85 million). Reduction in total group assets predominantly relates to reduction in inventory levels associated with settlement activity during the 2025 financial year. The reduction in equity was driven by the deterioration in gross margin and the ongoing financing costs associated with the acquisitions completed over the last couple years which negatively impacted both the profit and loss and the balance sheet.

After allowing for non-controlling interests of £5.65 million (2024 financial year: £7.24 million) in the prior year), net equity attributable to security holders fell to £7.23 million (2024 financial year: £17.61 million).

Long-Term Focus

The core strategy of building a long-term sustainable business from distressed assets remains unchanged.

Progress continues to be made to deliver value to our shareholders. The acquisitions made within the RCL portfolio over the last couple of years have provided a substantive re-stocking within the business and we look forward to progressing planning outcomes at Homestead Bay.

The restructuring of TFLP to enable ongoing participation in the underlying assets by the Company has been deferred in view of the planning outcomes expected to be achieved in the near term.

Limited Partners are aware that the restructure to consolidate all remaining assets inside Torchlight Real Estate Group "TREG" (a wholly owned subsidiary of the Partnership) and complete an in specie distribution of shares in this entity to the Limited Partners has been deferred. Implementation is expected to occur during the first half of calendar 2026. All regulatory approvals required to enable the restructure (including registration of TREG with the Cayman Island Monetary Authority and UK Panel Approval for the transfer of the KCR shareholding) are in place.

During the financial year the sale of the residential project located within the Bethlehem suburb of Tauranga City completed the exit of all legacy New Zealand property assets acquired as part of the re-capitalisation of Marac. Sale structure enables PGC to continue to participate in planning upside from this site whilst providing a minimum known participating yield.

We remain positive on the prospects for this project and look forward to planning being progressed.

Share Buyback

Capital management remains an ongoing focus for the Board. PGC shares trade at a considerable discount to the underlying value of Group assets and buying them back continues to offer attractive returns for shareholders and is consistent with our value creation strategy.

Whilst no shares were bought back during the 2025 financial year, the Board expects to continue to allocate capital to facilitate buyback of shares.

PGC shares trade at a considerable discount to the market value of the underlying assets and buying them back is consistent with our value creation strategy.

For and on behalf of the Directors

Russell Naylor
Director
03 December 2025

PYNE GOULD CORPORATION LIMITED
BOARD OF DIRECTORS

GEORGE KERR B Com

Non-Independent Director
George is an investor with a successful record in Australasia and the United Kingdom spanning more than 30 years.

George was appointed to the Board of PGC in August 2008 and has been the Group's Managing Director since April 2012. He is also chairman of PGC's Torchlight Group.

RUSSELL NAYLOR

Non-Independent Director
Russell Naylor has an extensive background in banking and finance and is the principal of Naylor Partners, a boutique Sydney-based Corporate Advisory business. Russell is an Executive Director and Investment Committee Member of Torchlight and is a resident of Australia.

Russell was appointed to the PGC Board on 14 February 2012 and is a member of the Audit and Risk Committee.

NOEL KIRKWOOD BAgri. Com

Non-Independent Director
In 2010 Noel joined Real Estate Credit Limited, a PGC subsidiary, where his skills were employed to unlock value from the assets held in the former MARAC bad bank. Noel holds a B. Agr. Com (Economics) from Lincoln University. A New Zealand resident with over 30 years' experience in banking and finance, he has held senior credit and lending roles covering rural, business and property transactions and has extensive experience in the work out of distressed property assets.

Noel Kirkwood was appointed to the PGC Board on 27 August 2014.

MICHELLE SMITH M. Com (Hons), ICAEW

Independent Director
Michelle Smith is a Chartered Accountant with over 30 years' experience in Investment Banking and Asset Management in Europe.

Michelle was the COO and founding partner of Affirmative Investment Management Partners Limited, a boutique fixed income impact investment management company, based in London.

She trained as a chartered accountant with Ernst & Young, London and worked with Goldman Sachs in London for over 12 years. She has expertise in operational risk, compliance and regulatory risk, processes and controls across complex product lines in a highly control conscious and regulated environment.

Michelle has served as a non-executive director on several boards since 2007, ranging from Fund Management and Insurance to Retail Banking, Mining and Biofuels.

Michelle was appointed to the PGC Board on 4 November 2014 and is Chair of the Audit and Risk Committee.

PAUL DUDLEY BSc (Hons), FCA

Independent Director
Paul Dudley is a Fellow of the Chartered Institute of Accountants of England and Wales and is a Member of the UK's Chartered Institute of Securities and Investment. He is a director of Aer Ventures, a corporate advisory business and has acted as a corporate finance adviser on numerous flotations, fundraisings, takeovers and other private and public corporate transactions.

Earlier in his career, Paul was seconded to the listing department of the London Stock Exchange, and he also worked at a venture capital investment firm, where he advised on investment in emerging growth companies. He began his career at PricewaterhouseCoopers.

Paul is an Independent Director of PGC, based in the United Kingdom.

Paul was appointed to the PGC Board on 23 May 2016 and is a member of the Audit and Risk Committee.

PYNE GOULD CORPORATION LIMITED
DIRECTORS' RESPONSIBILITY STATEMENT

The Directors are responsible for preparing the Annual Report and the Consolidated Financial Statements in accordance with applicable laws and regulations.

The Companies (Guernsey) Law, 2008 requires the directors to prepare consolidated financial statements for each financial year. Under that law, they have elected to prepare consolidated financial statements in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB") and applicable law.

The consolidated financial statements are required by law to give a true and fair view of the state of affairs of the Group and of the profit or loss of the Group for that period.

In preparing these Consolidated Financial Statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of IFRS Accounting Standards as issued by the IASB used in the preparation of consolidated financial statements;
- state whether applicable IFRS Accounting Standards as issued by the IASB have been followed subject to any material departures disclosed in the consolidated financial statements; and
- prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Group and enable them to ensure that the consolidated financial statements comply with The Companies (Guernsey) Law, 2008. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets

So far as the Directors are aware, there is no relevant audit information of which the Company's auditor is unaware, having taken all the steps the Directors ought to have taken to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The Board of Directors of Pyne Gould Corporation Limited authorised the Consolidated Financial Statements set out on pages 12 to 58 for issue on 03 December 2025.

For and on behalf of the Board

Russell Naylor
Director

George Kerr
Managing Director

INDEPENDENT AUDITOR'S REPORT

To the members of Pyne Gould Corporation Limited

Opinion

We have audited the consolidated financial statements of Pyne Gould Corporation Limited (the "Company") and its subsidiaries (the "Group") for the year ended 30 June 2025, which comprise the Consolidated Statement of Comprehensive Income, the Consolidated Statement of Changes in Equity, the Consolidated Statement of Financial Position, the Consolidated Statement of Cash Flows for the year then ended, and Notes to the Consolidated Financial Statements, including material accounting policies.

In our opinion, the accompanied consolidated financial statements:

- give a true and fair view of the consolidated financial position of the Group as at 30 June 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended;
- are in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB"); and
- comply with the Companies (Guernsey) Law, 2008.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and applicable law. Our responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the consolidated financial statements' section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), together with the ethical requirements that are relevant to our audit of the consolidated financial statements in Guernsey, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion

Other information in the Annual Report

The directors are responsible for the other information. The other information comprises the information included in the Annual Report and Audited consolidated financial statements, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

As explained more fully in the Directors' Responsibility Statement set out on page 8, the directors are responsible for the preparation of the consolidated financial statements which give a true and fair view in accordance with IFRS Accounting Standards as issued by the IASB and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

To the members of Pyne Gould Corporation Limited

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

Our objectives are 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 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 will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group and Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with section 262 of the Companies (Guernsey) Law, 2008. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

To the members of Pyne Gould Corporation Limited

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies (Guernsey) Law, 2008 requires us to report to you if, in our opinion:

- proper accounting records have not been kept by the Company; or
- the Group's consolidated financial statements are not in agreement with the accounting records; or
- we have not obtained all the information and explanations, which to the best of our knowledge and belief, are necessary for the purposes of our audit.

Grant Thornton Limited

Grant Thornton Limited
Chartered Accountants
St Peter Port
Guernsey

Date: 04 December 2025

PYNE GOULD CORPORATION LIMITED
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 30 June 2025

	Note	2025 £000	2024 £000
Revenue from land development and resale		42,535	54,631
Cost of land development sales		(30,504)	(34,713)
Gross profit from land development and resale		**12,031**	**19,918**
Other revenue	5	4,726	4,385
Selling and administration expenses	6	(12,249)	(12,019)
Impairment reversal	7	379	-
Investment gains/(losses)	5	4,557	(3,174)
Foreign exchange losses		(399)	(134)
Operating Profit		**9,045**	**8,976**
Interest revenue	4	1,134	1,297
Interest expense	4	(19,195)	(19,497)
Net interest expense		**(18,061)**	**(18,200)**
Loss before income tax		**(9,016)**	**(9,224)**
Income tax (charge)/credit	9	(2,618)	5,837
Loss for the year after tax		**(11,634)**	**(3,387)**
Foreign currency adjustment on translation to presentation currency		(329)	(557)
Total comprehensive loss for the year		**(11,963)**	**(3,944)**
Loss attributable to:			
Owners of the Company		(9,985)	(2,964)
Non-controlling interests	8,21	(1,649)	(423)
Loss for the year		**(11,634)**	**(3,387)**
Total comprehensive loss attributable to:			
Owners of the Company		(10,380)	(3,428)
Non-controlling interests	8,21	(1,583)	(516)
Total comprehensive loss for the year		**(11,963)**	**(3,944)**
Loss per share		**Pence**	**Pence**
Basic and diluted loss per share	13	(5.26)	(1.55)
Basic and diluted loss per share – continuing operations	13	(5.26)	(1.55)

The notes on pages 17 to 54 are an integral part of these Consolidated Financial Statements.

PYNE GOULD CORPORATION LIMITED
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the year ended 30 June 2025

	Attributable to owners of the Company					
2024	**Share Capital (see note 14) £000**	**Foreign Currency Translation Reserve £000**	**Accumulated Losses £000**	**Non-controlling interests acquisition reserve £000**	**Non-controlling interests (see note 21) £000**	**Total Equity £000**
Balance at 1 July 2023	**149,807**	**21,858**	**(139,308)**	**(11,017)**	**7,757**	**29,097**
Total comprehensive loss for the year						
Loss for the year	-	-	(2,964)	-	(423)	(3,387)
Other comprehensive loss						
Foreign currency adjustment on translation to presentation currency	-	(464)	-	-	(93)	(557)
Total comprehensive loss for the year	**-**	**(464)**	**(2,964)**	**-**	**(516)**	**(3,944)**
Transactions with owners						
Share buy-backs	(301)	-	-	-	-	(301)
Total transactions with owners	**(301)**	**-**	**-**	**-**	**-**	**(301)**
Balance at 30 June 2024	**149,506**	**21,394**	**(142,272)**	**(11,017)**	**7,241**	**24,852**

The notes on pages 17 to 54 are an integral part of these Consolidated Financial Statements.

PYNE GOULD CORPORATION LIMITED

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the year ended 30 June 2025

	Attributable to owners of the Company					
2025	**Share Capital (see note 14) £000**	**Foreign Currency Translation Reserve £000**	**Accumulated Losses £000**	**Non-controlling interests acquisition reserve £000**	**Non-controlling interests (see note 21) £000**	**Total Equity £000**
Balance at 1 July 2024	**149,506**	**21,394**	**(142,272)**	**(11,017)**	**7,241**	**24,852**
Total comprehensive loss for the year						
Loss for the year	-	-	(9,985)	-	(1,649)	(11,634)
Other comprehensive (loss)/income						
Foreign currency adjustment on translation to presentation currency	-	(395)	-	-	66	(329)
Total comprehensive income for the year	**-**	**(395)**	**(9,985)**	**-**	**(1,583)**	**(11,963)**
Balance at 30 June 2025	**149,506**	**20,999**	**(152,257)**	**(11,017)**	**5,658**	**12,889**

The notes on pages 17 to 54 are an integral part of these Consolidated Financial Statements.

PYNE GOULD CORPORATION LIMITED

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2025

	Note	2025 £000	2024 £000
ASSETS			
Current assets			
Cash in bank		4,398	12,697
Finance receivables	15	1,048	1,159
Trade and other receivables		4,360	2,135
Loans and receivables at amortised cost	20	-	994
Inventories	16	41,758	54,775
Prepayments		1,906	1,845
Assets held for sale	18	9,226	-
Total current assets		**62,696**	**73,605**
Non-current assets			
Inventories	16	65,556	80,397
Investment properties	17	26,529	27,318
Investments – Fair value through profit or loss	19	1,606	1,740
Advances to related parties	24	4,909	4,663
Property, plant and equipment		2,598	2,644
Deferred tax asset	10	4,110	7,943
Total non-current assets		**105,308**	**124,705**
Total assets		**168,004**	**198,310**
EQUITY AND LIABILITIES			
LIABILITIES			
Current liabilities			
Trade and other payables	23	4,931	6,691
Borrowings	22	95,325	-
Total current liabilities		**100,256**	**6,691**
Non-current liabilities			
Borrowings	22	54,859	166,767
Total non-current liabilities		**54,859**	**166,767**
Total liabilities		**155,115**	**173,458**
EQUITY			
Share capital	14	149,506	149,506
Foreign currency translation reserve		20,999	21,394
Accumulated losses		(152,257)	(142,272)
Non-controlling interests acquisition reserve		(11,017)	(11,017)
Total equity – attributable to the owners of the Company		**7,231**	**17,611**
Non-controlling interests	21	**5,658**	**7,241**
Total equity		**12,889**	**24,852**
Total equity and liabilities		**168,004**	**198,310**
Net assets per share (pence)	13	3.81	9.27

The Board of Directors of Pyne Gould Corporation Limited approved and authorised for issue the Consolidated Financial Statements set out on pages 12 to 54 for issue on 03 December 2025.

Russell Naylor
Director

George Kerr
Managing Director

The notes on pages 17 to 54 are an integral part of these Consolidated Financial Statements.

PYNE GOULD CORPORATION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended 30 June 2025

	Note	2025 £000	2024 £000
Cash flows from operating activities			
Interest received		746	897
Rental revenue	5	1,690	1,697
Proceeds from sale of inventories		40,899	54,631
Fees and other revenue received		3,036	2,688
Total cash flows from operating activities		**46,371**	**59,913**
Payments to suppliers and employees		(11,283)	(13,071)
Acquisition costs of inventories		(493)	(22,962)
Development costs of inventories		(17,135)	(28,430)
Total cash flows used in operating activities		**(28,911)**	**(64,463)**
Net cash flows from/(used in) operating activities	11	**17,460**	**(4,550)**
Cash flows from investing activities			
Proceeds from settlement of finance receivables		-	1,107
Total cash flows from investing activities		**-**	**1,107**
Acquisition of property, plant and equipment		(759)	(2,013)
Acquisition of investment properties		(210)	-
Increase in advances to other related parties	24	(26)	(106)
Total cash flows used in investing activities		**(995)**	**(2,119)**
Net cash flows used in investing activities		**(995)**	**(1,012)**
Cash flows from financing activities			
Increase in borrowings	12	232	18,908
Total cash flows from financing activities		**232**	**18,908**
Share buy-backs	14	-	(301)
Decrease in borrowings	12	(23,146)	(12,089)
Interest paid		(684)	(585)
Total cash flows used in financing activities		**(23,830)**	**(12,975)**
Net cash flows (used in)/from financing activities		**(23,598)**	**5,933**
Net (decrease)/increase in cash in bank		**(7,133)**	**371**
Foreign currency adjustment on translation of cash balances to presentation currency		(1,166)	(1,314)
Opening cash in bank		12,697	13,640
Closing cash in bank		**4,398**	**12,697**
Represented by:			
Cash in bank		4,398	12,697
		4,398	12,697

The notes on pages 17 to 54 are an integral part of these Consolidated Financial Statements.

1. Reporting Entity

Pyne Gould Corporation Limited is a Guernsey-domiciled company. The Consolidated Financial Statements comprise Pyne Gould Corporation Limited ("the Company") and its subsidiaries (see note 8) (together "the Group").

Entities within the Group variously offer financial and asset management services, engage in real estate development and construction, and invest in financial and real estate assets.

The Company is also listed on the Official List of The International Stock Exchange ("TISE") as of 21 November 2018. The registered office address of the Company is 1 Royal Plaza, Royal Avenue, St Peter Port, Guernsey, GY1 2HL.

2. Basis of Preparation

(a) Statement of compliance

These Consolidated Financial Statements, including comparative figures, are in compliance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

As a Guernsey domiciled company, the Consolidated Financial Statements also comply with the legal and regulatory requirements of The Companies (Guernsey) Law, 2008, and have been prepared under the assumption that the Group operates as a going concern.

(b) Basis of measurement

The Consolidated Financial Statements have been prepared on the basis of historical cost, except for inventories recorded at lower of cost or net realisable value, assets held for sale recorded at lower of carrying value or fair value, loans and receivables carried at amortised cost and investment properties and financial assets at fair value through profit or loss.

(c) Functional currency

The Board of Directors ("Board" or "Directors") considers New Zealand dollars ("NZD") to be the functional currency of the Company, as it is the currency in which capital is raised and returned. In addition, all equity related transactions (including dividends) are settled in NZD. For further details on the functional currency, see note 2(e)(ii).

(d) Presentation currency

Due to the migration of the Company from New Zealand to Guernsey in 2014, the listing on TISE and the intention, in due course, to list on the London Stock Exchange, although the process to list on the London Stock Exchange has not started, the Board agreed the presentation currency of these Consolidated Financial Statements should be British Pound Sterling ("GBP" or "£"). The figures in the Consolidated Financial Statements and related notes have been translated from NZD and from Australian Dollars ("AUD") using the procedures outlined below:

- Assets and liabilities have been translated into GBP using the closing rates of exchange applicable at the relevant reporting date. As at 30 June 2025 the rates applied were NZD1.00 to GBP0.442458 and AUD1.00 to GBP0.476649 (30 June 2024: NZD1.00 to GBP0.481270 and AUD1.00 to GBP0.527317);
- Revenue and expenses, including any other comprehensive income, have been translated into GBP at average rates of exchange for the relevant accounting year. For the year ended 30 June 2025 the average rates applied were NZD1.00 to GBP0.454421 and AUD1.00 to GBP0.496834 (30 June 2024: NZD1.00 to GBP0.481743 and AUD1.00 to GBP0.522208);
- Movements in share capital and share premium are translated into GBP at the rates applicable at the dates of the transactions; and
- All differences arising on the above translations have been taken to the foreign currency translation reserve.

All resulting exchange differences are recognised under other comprehensive income and presented as a separate component of equity ("Foreign Currency Translation Reserve").

Unless otherwise indicated, amounts are rounded to the nearest thousand.

2. Basis of Preparation (continued)

(e) Accounting judgements and major sources of estimation uncertainty

In the application of the Group's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical accounting judgements and estimation uncertainty

The following are the key accounting judgements and sources of estimation uncertainty at 30 June 2025 that have significant risk of resulting in material adjustment to the carrying amounts of assets and liabilities within the next financial year:

Critical judgements in applying accounting policies:

(i) Going Concern

The financial statements have been prepared on a going concern basis. During the prior year, the Group successfully closed a refinancing of the facilities that matured in January 2024. The refinancing resulted in both an extension in term and an increase in funding to support the Sunbury acquisition.

As a result, the Directors have a reasonable expectation that the Group has sufficient resources to continue in operational existence for at least 12 months from the date of approval of the Consolidated Financial Statements, and therefore these Consolidated Financial Statements are presented on a going concern basis.

The Group has the ability to request an extension to the debt maturing in June 2026 for a further 12 months between January 2026 and maturity in June 2026. It is envisaged that the maturing debt will be extended for a further 12 months.

In reaching this conclusion, the Directors have considered the risks that could impact the Group's liquidity over the next 12 months from the date of approval of the Consolidated Financial Statements and are of the opinion that it remains appropriate to prepare these Consolidated Financial Statements on a going concern basis. The expected realisable value of inventories is materially in excess of the current cost carrying value.

Torchlight Fund LP

The life of the Partnership has expired on 31 May 2022 and the life has not been further extended therefore the General Partner deems it appropriate to adopt a basis other than going concern in preparing the financial statements. The General Partner has communicated with the Limited Partners on the intention to consolidate all remaining assets inside Torchlight Real Estate Group "TREG" (a wholly owned subsidiary of the Partnership) and complete an in-specie distribution of shares in this entity to the Limited Partners. All regulatory approvals required to enable the restructure (including registration of TREG with the Cayman Island Monetary Authority) are in place. Timing of the restructure has been deferred pending planning outcomes being achieved for the Homestead Bay and St Albans projects. Planning approvals for both of these substantial projects are expected to be received during the 2026 financial year.

2. Basis of Preparation (continued)

(e) Accounting judgements and major sources of estimation uncertainty (continued)

Critical judgements in applying accounting policies (continued):

(ii) Functional currency
The Board of Directors considers NZD as the functional currency of the Company, as NZD is the currency in which capital is raised, dividends are declared and paid, capital returned and ultimately the currency that would be returned if the Company was wound up. In addition, the Company has no bank facility debt and is wholly funded through equity. All equity related transactions (including dividends) are settled in NZD.

The Directors have also considered the currencies in which the underlying assets are denominated. The Company has exposure to a number of currencies through its underlying assets, principally NZD and AUD. However, the majority of the Company's expenditure during the current financial year has remained in NZD.

Whilst the Company's operations are conducted in multiple currencies, historically the functional currency has been NZD and for this financial year the Directors' have determined the underlying transactions, events and conditions have not changed from the historic functional currency position of NZD.

(iii) Investment in KCR Residential REIT plc ("KCR")
TFLP owns a 55.4% stake in KCR, and accordingly, the Board determined that the Group has control over KCR, which is therefore classified as a subsidiary. There have been no changes in the current year. The Company has ownership of KCR 55.4% and has common directorship with TFLP and KCR.

(iv) Assets held for sale
The decision has been made to restructure and continue the Group's participation in RCL and therefore the Group's investment in RCL is not classified as a disposal group held for sale in these Consolidated Financial Statements. The Company has an ownership through direct limited partnership interests in RCL of 84.6% (30 June 2024: 84.6%) and is considered a subsidiary.

Key sources of estimation uncertainty

(i) Inventories
Inventories are stated at the lower of cost or net realisable value, which have been determined using forecast feasibility estimates. These forecast feasibility estimates require the application of estimations around sales volume rates, development costs, selling prices and financing costs over the life of each project. The basis for which inventories are carried in the Consolidated Financial Statements is disclosed above, whilst the carrying values of inventories are disclosed in note 16.

(ii) *Investments - Fair value through profit or loss (FVTPL) – Level 3*
The key source of estimation uncertainty when estimating the fair value of level 3 investments are the unobservable inputs and assumptions used when determining fair value. The use of different inputs or methodologies could lead to different measurement of fair value however, the Group believes that its estimates of fair value are appropriate (see note 25).

(iii) Investment properties
The fair values of the Group's investment properties are based on current prices in an active market for similar properties in the same location and condition. Current prices are based on estimates of the amount for which a property could be exchanged between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. Valuations of the investment properties held in RCL are based on a market comparable approach taking into account a hypothetical development model, direct sales comparisons and discounted cash flows. Valuations of the investment properties held in KCR are calculated on an income capitalisation and/or cash flows value per square foot basis.

(iv) Deferred tax
The Group makes estimates in relation to the recognition of deferred tax assets in respect of its unutilised tax losses. For details see note 3(k).

(v) Impairment reversal
Based on updated assessments of recoverable amounts for settlements due, reversal of impairments was recognized by the Group.

2. Basis of Preparation (continued)

(e) Accounting judgements and major sources of estimation uncertainty (continued)

Key sources of estimation uncertainty (continued)

(vi) Advances to related parties

Related party loans are measured at carrying value plus interest accrued. The Group assesses the recoverability of the loans periodically. The primary expected source of repayment remains via offset against bonus payment entitlement arising from Torchlight Fund LP and a secondary repayment path is the procurement of cash. Expected Credit Loss (ECL) was considered for the loan and no new information has arisen that alters the historical expectation of full recovery through offset payments or procurement of related-party repayment. No impairment was recognized in the current year.

3. Material Accounting Policies

The accounting policies applied in the preparation of these Consolidated Financial Statements are set out below. These policies have been consistently applied to all the years, unless otherwise stated.

(a) Basis of consolidation

The Consolidated Financial Statements comprise the operating results, cash flows and assets and liabilities of the Company and its subsidiaries (the "Group") for the year ended 30 June 2025. Subsidiaries are all entities over which the Company exercises control. Subsidiaries are fully consolidated from the date on which control is transferred to the Company. They are deconsolidated from the date that control ceases.

Control is achieved when the Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Company controls an investee if, and only if, the Company has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Company considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement(s) with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Company's voting rights and potential voting rights

The Company re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the Consolidated Financial Statements from the date the Group gains control until the date the Company ceases to control the subsidiary.

Profit or loss and each component of OCI are attributed to the equity holders of the parent of the Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Company's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

3. Material Accounting Policies (continued)

(a) Basis of consolidation (continued)

If the Company loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

Profit or loss and other comprehensive income of subsidiaries acquired or disposed of during the year are recognised from the effective date of acquisition, or up to the effective date of disposal, as applicable. The Group attributes profit or loss and total comprehensive income or loss of subsidiaries between the owners of the Company and the non-controlling interests based on their respective ownership interests.

Investment in subsidiaries
The Company has an investment in TFLP and RCL, which are accounted for as subsidiaries. The investments are held through the Company's subsidiary Torchlight Group Limited.

As at 30 June 2025, the Company's limited partnership interest in TFLP and RCL are 84.6% (30 June 2024: 84.6%).

In accordance with the TFLP limited partnership agreement, substantive control over TFLP is deemed to be established when a single investor holds greater than 34% of the limited partnership interests in TFLP (see note 8).

The non-controlling interests in TFLP are measured at their proportionate share of TFLP's net assets.

TFLP has an investment in KCR Residential REIT plc, which, amounts to 55.4% of the issued share capital of KCR (30 June 2024: 55.4%). The Company has 46.9% ownership of KCR.

(b) New or revised Standards or Interpretations

New accounting standards effective and adopted
The following relevant amended standard has been applied in these Consolidated Financial Statements:

- IAS 1 (amended), "Presentation of Financial Statements" (amendments regarding the classification of liabilities and the disclosure of accounting policies), effective for accounting periods commencing on or after 1 January 2024;

In the opinion of the Directors, the adoption of this amended standards has had no material impact on the Consolidated Financial Statements of the Group.

New, revised and amended standards applicable to future reporting periods
At the date of approval of these Consolidated Financial Statements, the following relevant new or amended standards and interpretations, which may be applicable to the Group's operations but have not been applied in these Consolidated Financial Statements, were in issue but not yet effective:

- IFRS 7 (amended), 'Financial Instruments: Disclosures' – (effective for accounting periods commencing on or after 1 January 2026);
- IFRS 9 (amended), 'Financial Instruments' – (effective for accounting periods commencing on or after 1 January 2026);
- IFRS 18, 'Presentation and Disclosures in Financial Statements' – (effective for accounting periods commencing on or after 1 January 2027); and
- IAS 21 (amended), "Lack of Exchangeability" (amendments regarding the effects of changes in foreign exchange rates, effective for periods commencing on or after 1 January 2025).

The amendments to IFRS 7 and IFRS 9 were published in May 2024 and relate to the classification and measurement of financial instruments.

The Directors do not anticipate that the adoption of these amended standards in future periods will have a material impact on the financial statements of the Company.

IFRS 18 sets out requirements for the presentation and disclosure of information in financial statements to help ensure they provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.

The Directors are currently assessing the impact that the adoption of this new standard in future periods will have on the financial statements of the Company.

3. Material Accounting Policies (continued)

(c) Current versus non-current classification

The Group presents assets and liabilities in the Consolidated Statement of Financial Position based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle; or
- Held primarily for the purpose of trading; or
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle; or
- It is held primarily for the purpose of trading; or
- It is due to be settled within twelve months after the reporting date; or
- There is no unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

The Group classifies all other liabilities as non-current.

(d) Interest

Interest revenue and interest expense are recognised in profit or loss within the Consolidated Statement of Comprehensive Income using the effective interest method. The effective interest rate is established on initial recognition of the financial assets and liabilities and is not revised subsequently. The calculation of the effective interest rate includes all yield related fees and commissions paid or received that are an integral part of the effective interest rate.

(e) Employee benefit

Salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits and annual leave expected to be settled wholly within 12 months of the reporting date are recognised in other payables in respect of employees' services up to the reporting date and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits.

(f) Revenue

Revenue arises mainly from land development and resale. The Group also generates revenue from golf and other operations and from dividends on investments.

To determine whether to recognise revenue, the Group follows a 5-step process:

1. Identifying the contract with a customer
2. Identifying the performance obligations
3. Determining the transaction price
4. Allocating the transaction price to the performance obligations
5. Recognising revenue when/as performance obligations are satisfied. Performance obligations may be satisfied at a point in time (typically for the sale of goods) or over a period of time (typically for the sale of services).

(i) Revenue from land development and resale

Revenue from land development and resale is recognised at a point in time when the Group satisfies performance obligations by transferring the developed property to the buyer.

(ii) Golf and other revenue

Revenue from golf and other operations is recognised at a point in time when the Group satisfies performance obligations by transferring the promised services to its customers.

(iii) Dividend income

Dividend income from investments is recognised when the shareholders' rights to receive payment has been established, normally the ex-dividend date.

3. Material Accounting Policies (continued)

(g) Foreign currencies

Foreign currency assets and liabilities are translated into New Zealand dollars, the Company's functional currency, at the rate of exchange ruling at the end of the reporting date. Transactions in foreign currency are translated at the rate of exchange ruling at the date of the transaction. Currency gains and losses are included in the profit or loss within the Consolidated Statement of Comprehensive Income.

The results of operation and financial position of subsidiaries that have a functional currency different from the Group's presentation currency are translated into the presentation currency as follows:

- Monetary assets and liabilities denominated in foreign currencies are translated at the presentation currency spot rates of exchange at the reporting date. Differences arising on settlement or translation of monetary items are recognised in profit or loss in the Consolidated Statement of Comprehensive Income.
- Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising from translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in Other Comprehensive Income ("OCI") or profit or loss are also recognised in OCI or profit or loss, respectively); and
- Income and expenses are translated at average exchange rates.

All resulting exchange differences are recognised under other comprehensive income and presented as a separate component of equity ("Foreign Currency Translation Reserve").

(h) Assets held for sale

Assets are classified as held-for-sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such assets are generally measured at the lower of their carrying amount and fair value less costs to sell. On subsequent remeasurement of a disposal group, the carrying amounts of assets and liabilities included in the disposal group classified as held for sale, shall be remeasured in accordance with applicable IFRSs as set out here before the fair value less costs to sell of the disposal group is remeasured. Impairment losses on initial classification as held-for-sale and subsequent gains and losses on remeasurement are recognised in profit or loss.

(i) Investment properties

Investment properties comprise properties owned by the Group which are held for capital appreciation, rental income or both. Investment properties are initially measured at cost, including expenditure that is directly attributable to the acquisition of the asset. Investment properties are revalued on acquisition by independent external valuers and then by the directors or independent valuers annually thereafter. Acquisitions and disposals are recognised on completion. Any gain or loss arising from a change in fair value is recognised in profit or loss.

Further details of the investment property valuation methodology are contained in note 25.

Subsequent expenditure is capitalised only when it is probable that the future economic benefits associated with the expenditure will flow to the Group. Ongoing repairs and maintenance are expensed as incurred.

(j) Plant and equipment

Plant and equipment are recorded at cost less accumulated depreciation and impairment. Subsequent costs are capitalised if it is probable that future economic benefits will flow to the Group and the costs can be measured reliably.

Plant and equipment are depreciated on a straight-line basis, at rates which will write off cost less estimated residual values over their estimated economic lives as follows:

Plant and equipment	2 - 25 years
Fixtures and fittings	5% and 25% on cost
Computer equipment	25% on cost

3. Material Accounting Policies (continued)

(k) Leasing

The Group applies IFRS Accounting Standards 16 Leases. Lessees, with certain exceptions for short term or low value leases, are required to recognise all leased assets on their Statement of Financial Position as 'right-of-use assets' with a corresponding lease liability.

The Group has a small number of operating leases concerning office premises and plant and equipment. IFRS Accounting Standards 16 provides an exemption for short term operating leases and leases of low value. The Group has taken advantage of the exemptions rather than establishing a right to use asset.

The costs of leases of low value items and those with a short term at inception are recognised as incurred.

(l) Tax

The Company is exempt from Guernsey income tax and is charged an annual exemption fee of £1,600 (30 June 2024: £1,600). In respect of income tax arising in other jurisdictions, the income tax credit or expense for the year comprises current and deferred tax. Income tax credit or expense is recognised in profit or loss within the Consolidated Statement of Comprehensive Income, except to the extent that it relates to items recognised in other comprehensive income or directly in equity, in which case it is recognised in other comprehensive income or in equity.

Current tax is the expected tax payable in countries where the Company's subsidiaries operate and generate taxable income for the period, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interest in joint arrangements, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interest in joint arrangements, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

(m) Inventories

Land held for resale

Land held for resale is stated at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale. Land held for resale includes the cost of acquisition and development costs incurred during development.

3. Material Accounting Policies (continued)

(n) Financial assets and liabilities

Classification
The Group classifies its financial assets and financial liabilities into categories in accordance with IFRS Accounting Standards 9.

Financial assets
On initial recognition, the Group classifies financial assets as measured at amortised cost or at fair value through profit or loss (“FVTPL”).

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal or interest (“SPPI”).

All other financial assets of the Group are measured at FVTPL.

Cash and cash equivalents
Cash and cash equivalents consist of cash and liquid assets used in the day-to-day cash management of the Group, including call deposits with original maturities of three months or less where there is an insignificant risk of changes in value. Cash and cash equivalents are carried at amortised cost in the Consolidated Statement of Financial Position.

Investments in loans and receivables
Investments in loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables are measured at amortised cost using the effective interest method, less any impairment losses.

Finance receivables
Finance receivables are initially recognised at fair value plus incremental direct transaction costs and are subsequently measured at amortised cost using the effective interest method, less any allowance for impairment.

Investments - Fair value through profit or loss (FVTPL)
Investments at FVTPL include financial assets that are either classified as held for trading or that meet certain conditions and are designated at FVTPL upon initial recognition.

Assets in this category are measured at fair value, with gains or losses recognised in profit or loss in the Consolidated Statement of Comprehensive Income. The fair values of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

Financial liabilities
Financial liabilities are classified as measured at amortised cost or FVTPL.

A financial liability is classified at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss.

The Group classifies non-derivative financial liabilities as financial liabilities at amortised cost. Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortised cost using the effective interest method.

Financial liabilities at amortised cost comprise borrowings, trade and other payables and advances from other entities.

Borrowings
Bank borrowings are initially recognised at fair value including incremental direct transaction costs. They are subsequently measured at amortised cost using the effective interest method.

3. Material Accounting Policies (continued)

(n) Financial assets and liabilities (continued)

Offsetting
Financial assets and liabilities are offset, and the net amount presented in the Consolidated Statement of Financial Position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Recognition
The Group initially recognises finance receivables, deposits, debt securities issued and subordinated liabilities on the date that they are originated. All other financial assets and liabilities (including assets and liabilities designated at fair value through profit or loss) are initially recognised on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

Derecognition
The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

The Group derecognises a financial liability when its contractual obligations are discharged, are cancelled or expire.

(o) Impaired financial assets and past due assets
The Group's financial assets at amortised cost are subject to impairment based on the Group's assessment of credit losses incurred and expected credit losses.

The Group provides for expected credit losses over the life of the asset where there has been a significant increase in credit risk since recognition of the asset.

Past due but not impaired assets are any assets which have not been operated by the counterparty within their key terms but are not considered to be impaired by the Group.

Bad debts are written off against individual or collective valuation allowances. Amounts required to bring the provisions to their assessed levels are recognised in profit or loss within the Consolidated Statement of Comprehensive Income. Any future recoveries of amounts provided for are taken to profit or loss within the Consolidated Statement of Comprehensive Income.

For further information about credit impairment provisioning refer to note 26.

(p) Impairment of non-financial assets
At each reporting date, the Group assesses whether there is any indication that a non-financial asset may be permanently impaired. If any indication exists, the Group estimates the asset's recoverable amount, which is the higher of an asset's fair value less costs of disposal and its value in use. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered permanently impaired and is written down to its recoverable amount. Any such impairment is recognised in profit or loss in the Consolidated Statement of Comprehensive Income.

(q) Provisions and contingent liabilities
Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to a provision is recognised profit or loss in the Consolidated Statement of Comprehensive Income.

A contingent liability is not recognised in the statement of financial position. However, unless the possibility of an outflow of economic resources is remote, a contingent liability is disclosed in the notes.

3. Material Accounting Policies (continued)

(r) Goods and services tax (GST)

GST for New Zealand subsidiaries
Upon the Company's re-domicile to Guernsey, its operating activities were no longer subject to GST. As at 30 June 2025, only three wholly-owned subsidiaries remained registered for GST in New Zealand.

All items in the Consolidated Financial Statements are stated exclusive of recoverable GST, except for receivables and payables, which are stated on a GST-inclusive basis. The net amount of GST recoverable from, or payable to, New Zealand Inland Revenue, is included as part of receivables or payables in the Consolidated Statement of Financial Position. Commitments and contingencies are disclosed exclusive of GST.

GST for Australian subsidiaries
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables in the Consolidated Statement of Financial Position are shown inclusive of GST. The net amount of GST recoverable from, or payable to, the Australian Taxation Office is included as part of receivables or payables in the Consolidated Statement of Financial Position.

(s) Statement of cash flows
The Consolidated Statement of Cash Flows has been prepared using the direct method modified by the netting of certain permitted cash flows, in order to provide more meaningful disclosure. Cash and cash equivalents consists of cash and liquid assets convertible to cash within 90 days and used in the day to day cash management of the Group.

(t) Segment reporting
The Chief Operating Decision Maker, which is the Board, is of the opinion that the Group is engaged in three reportable segments, of which one segment relates to the Parent Company's activities which are that of an investment company and two segments through its investment in its Subsidiary (Torchlight), being investments in residential land subdivision and property development in Australia and New Zealand and acquiring, developing and managing residential property predominantly for letting to third parties on long and short leases in the United Kingdom. The financial information used by the Chief Operating Decision Maker to manage the Group presents the business in three segments. Segment information is measured on the same basis as that used in the preparation of the Group's Consolidated Financial Statements.

Other than the Subsidiary, which is a Cayman fund, the Company holds no non-current assets in any geographical areas other than Guernsey. The Subsidiary owns non-current assets in New Zealand, Australia, the United Kingdom and the Cayman Islands.

For detail segment analysis refer to note 28.

4. Net interest expense

	2025 £000	2024 £000
Interest revenue		
Finance receivables	745	888
Advances to related parties	389	409
Total interest revenue	**1,134**	**1,297**
Interest expense		
Borrowings	(19,195)	(19,497)
Total interest expense	**(19,195)**	**(19,497)**
Net interest expense	**(18,061)**	**(18,200)**

5. Investment gains/(losses) and other revenue

	2025 £000	2024 £000
Investment gains/(losses)		
Gains/(losses) on revaluation of investment properties (note 17)	4,557	(679)
Gain on disposal of investment at fair value through profit or loss	-	316
Movement in fair value of investments at fair value through profit or loss	-	(2,811)
	4,557	**(3,174)**
Other revenue		
Golf revenue	2,186	2,114
Miscellaneous revenue	850	574
Rental revenue	1,690	1,697
Total other revenue	**4,726**	**4,385**

Golf revenue and expenses have been generated from the operations of a golf course within the Group's subsidiary RCL Pacific Dunes Golf Operations Pty Ltd.

6. Selling and administration expenses

	2025 £000	2024 £000
Directors' fees	120	120
Personnel expenses*	3,752	3,506
Legal and consultancy fees	2,479	2,946
Audit fees	380	382
Golf expenses	1,221	1,186
Property expenses	1,037	849
Depreciation	806	732
Other operating expenses**	2,454	2,298
Selling and administration expenses	**12,249**	**12,019**

** Personnel expenses have been incurred within the RCL Group and KCR (2024: RCL Group and KCR).*
*** Other operating expenses include administration, listing and regulatory costs and other overhead expenditure. There are no other individual (or aggregated) significant expenses for further disaggregation.*

7. Impairment reversal

	2025 £000	2024 £000
Reversal of impairment	379	-
	379	**-**

During the year, reversal of impairment was recognized NZD0.83 (£0.38 million) (30 June 2024: Nil) in relation to settlements due.

8. Significant controlled entities

Significant subsidiaries	Principal place of business	Nature of business	2025 % held	2024 % held
MARAC Financial Services Limited (MFSL)	New Zealand	Investment holding	100%	100%
MARAC Investments Limited	New Zealand	Property and commercial financing	100%	100%
Torchlight Securities Limited[2]	New Zealand	Asset management	100%	100%
Torchlight Fund No.2 LP	New Zealand	Investment holding entity	100%	100%
Torchlight (GP) 2 Limited	New Zealand	Non-trading company	100%	100%
Real Estate Credit Limited	New Zealand	Property asset management	100%	100%
Property Assets Limited	New Zealand	Property asset management	100%	100%
Land House Limited	New Zealand	Property asset management	100%	100%
Torchlight Group	Cayman Islands	Holding company	100%	100%
Torchlight GP Limited	Cayman Islands	Asset management	100%	100%
Torchlight Fund LP[1]	Cayman Islands	Investment holding entity	84.6%	84.6%
Real Estate Southern Holdings Limited[1]	New Zealand	Property Investment	84.6%	84.6%
Henley Downs Village Investments Limited[1]	New Zealand	Property Investment	84.6%	84.6%
Torchlight Real Estate Group[1]	Cayman Islands	Bare Trustee	84.6%	84.6%
RCL Real Estate Holdings[1]	Cayman Islands	Bare Trustee	84.6%	84.6%
RCL Real Estate Pty Ltd[1]	Australia	Holding Company	84.6%	84.6%
RCL Queenstown Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL PRM Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
The Modular Concrete Construction Company Pty Ltd (formerly RCL Sanctuary Lakes Pty Ltd[1])	Australia	Property Investment	84.6%	84.6%
Sanctuary Land Developments Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
TMC3 Pty Ltd (formerly RCL Links Pty Ltd[1])	Australia	Property Investment	84.6%	84.6%
RCL Grandvue Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Haywards Bay Pty Ltd[1,2]	Australia	Property Investment	84.6%	84.6%
RCL Port Stephens Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Pacific Dunes Golf Operations Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Forster Pty Ltd[1,2]	Australia	Property Investment	84.6%	84.6%
RCL St Albans Pty Ltd [1]	Australia	Property Investment	84.6%	84.6%
RCL Merimbula Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Renaissance Rise Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Real Estate Australia Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Sunbury Pty Ltd [1]	Australia	Property Investment	84.6%	84.6%
RCL Gwandalan Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Nords Pty Ltd[1]	Australia	Property Investment	84.6%	84.6%
RCL Henley Downs Limited[1]	New Zealand	Property Investment	84.6%	84.6%
RCL Homestead Bay Limited[1]	New Zealand	Property Investment	84.6%	84.6%
RCL Jack's Point Limited[1]	New Zealand	Property Investment	84.6%	84.6%
Jack's Point Village Terraces Limited[1]	New Zealand	Property Investment	84.6%	84.6%
KCR Residential REIT plc[1]	United Kingdom	Property Investment	46.9%	46.9%

[1]Collectively Torchlight Fund LP and its subsidiaries
[2]Dormant entity

8. Significant controlled entities (continued)

All Group subsidiaries have 30 June as their year end, with the exception of Torchlight Fund LP and Real Estate Southern Holdings Limited which, for historical reasons, have a year end of 31 March. These Consolidated Financial Statements incorporate the adjusted results of these two entities for the year ended 30 June 2025. Groups of companies referred to throughout these Consolidated Financial Statements as Torchlight Group, RCL Group and Property Group are as follows:

Torchlight Group*

MARAC Financial Services Limited
Torchlight Securities Limited
Torchlight Fund No.2 LP
Torchlight (GP) 2 Limited
Torchlight Group and its subsidiaries:

Torchlight GP Limited
Torchlight Fund LP
Henley Downs Village Investments Limited
Torchlight Real Estate Group

RCL Group*

RCL Real Estate Holdings
RCL Real Estate Pty Ltd
RCL Queenstown Pty Ltd
RCL PRM Pty Ltd
The Modular Concrete Construction Company Pty Ltd (formerly RCL Sanctuary Lakes Pty Ltd)
Sanctuary Land Developments Pty Ltd
TMC3 Pty Ltd (formerly RCL Links Pty Ltd)
RCL Grandvue Pty Ltd
RCL Haywards Bay Pty Ltd
RCL Port Stephens Pty Ltd
RCL Pacific Dunes Golf Operations Pty Ltd
RCL Forster Pty Ltd
RCL Merimbula Pty Ltd
RCL Renaissance Rise Pty Ltd
RCL Real Estate Australia Pty Ltd
RCL Henley Downs Limited
RCL Sunbury Pty Ltd
RCL Jack's Point Limited
RCL St Albans Pty Ltd
RCL Homestead Bay Limited
RCL Gwandalan Pty Ltd
RCL Nords Pty Ltd
Jack's Point Village Terraces Limited
Real Estate Southern Holdings Limited

Property Group

Real Estate Credit Limited
Property Assets Limited
Land House Limited
MARAC Investments Ltd

*Torchlight segment within note 28 includes both the Torchlight Group and RCL Group of companies.

Torchlight Fund LP (TFLP) and its subsidiaries

At 30 June 2025, the Company, through a subsidiary, had an ownership through direct limited partnership interests in TFLP of 84.6% (30 June 2024: 84.6%). In accordance with the TFLP limited partnership agreement, substantive control over TFLP is deemed to be established when a single investor holds greater than 34% of the limited partnership interests in TFLP. As a result, the Company is deemed to have control over TFLP. The Company, through a separate subsidiary, receives remuneration from TFLP in the form of management fees, but the Company has no ability to access or use the assets of TFLP to settle liabilities of the Company or its other subsidiaries.

The life of the Partnership expired on 31 May 2022 and has not been further extended.

The General Partner has deemed it appropriate to adopt a basis other than going concern in preparing the financial statements given the fact they believe that the exit plan communicated to Limited Partners to house all remaining partnership assets within Torchlight Real Estate Group (a wholly owned subsidiary of the Partnership) and then complete an in specie distribution of these shares to Limited Partners will be completed during the 2026 financial year. Following completion of the in specie distribution it is then intended to wind up the Limited Partnership which is also expected to occur during the 2026 financial year.

8. Significant controlled entities (continued)

Torchlight Fund LP (TFLP) and its subsidiaries (continued)

At 30 June 2025, the Company's investment in TFLP includes material non-controlling interests ("NCI"):

Significant subsidiaries	Proportion of ownership interests and voting rights held by the NCI	Accumulated NCI c/fwd	Total comprehensive loss allocated to NCI	Accumulated NCI
			£000	£000
30 June 2025				
Torchlight Fund LP and its subsidiaries	15.4%[1]	7,241	(1,583)	**5,658**
30 June 2024				
Torchlight Fund LP and its subsidiaries	15.4%[1]	7,757	(516)	**7,241**

[1] *The proportion of ownership interests and voting rights held by the NCI in KCR is 53% (2024:53.0%)*

Summarised financial information for TFLP, before intra-Group eliminations, is set out below:

Summarised Statement of Financial Position

	2025 £000	2024 £000
Current		
Cash in bank	4,389	12,649
Other current assets (excluding cash)	155,808	177,267
Total current assets	**160,197**	**189,916**
Other current liabilities (including trade payables)	(154,567)	(173,217)
Total current liabilities	**(154,567)**	**(173,217)**
Net assets	**5,630**	**16,699**
Equity attributable to owners	**(28)**	**9,458**
Non-controlling interests	**5,658**	**7,241**

8. Significant controlled entities (continued)

Torchlight Fund LP (TFLP) and its subsidiaries (continued)

Summarised Statement of Comprehensive Income

	2025 £000	2024 £000
Net external revenue (see note 28(a))	**22,181**	**22,405**
(Loss)/profit for the year attributable to owners	(9,846)	452
Loss for the year attributable to NCI	(1,649)	(423)
(Loss)/profit for the year	**(11,495)**	**29**
Total comprehensive loss for the year attributable to owners	(9,488)	(61)
Total comprehensive loss for the year attributable to NCI	(1,583)	(516)
Total comprehensive loss for the year	**(11,072)**	**(577)**

No dividends were paid to the NCI during the financial year ended 30 June 2025 (30 June 2024: £nil).

Summarised statement of changes in equity

	Group interests £000	Non-controlling interests £000	Total £000
Balance at 1 July 2024	**9,458**	**7,241**	**16,699**
Loss for the year	(9,846)	(1,649)	(11,495)
Foreign currency adjustment on translation to presentation currency	360	66	426
Balance at 30 June 2025	**(28)**	**5,658**	**5,630**

Summarised cash flows

	2025 £000	2024 £000
Net cash applied to operating activities	(681)	(11,890)
Net cash from investing activities	22,300	1,793
Net cash (applied to)/from financing activities	(32,929)	5,383
Foreign currency adjustment on translation to presentation currency	3,856	3,957
Net cash inflow	**(7,454)**	**(757)**

9. Tax

	2025 £000	2024 £000
Current tax charge		
Current year	-	(3,695)
Deferred tax (charge)/credit	(2,618)	9,532
Total tax (charge)/credit	(2,618)	5,837
Attributable to:		
Continuing operations	(2,618)	5,837
Reconciliation of effective tax rate		
Taxable profits before tax	(426)	3,387
Total taxable profits	(426)	3,387
Prima facie tax charge at 30%, 28% and 0%*	(1,182)	(5,230)
Less tax effect of items not taxable/deductible	(1,510)	68
Unused tax losses and tax offsets not recognised as deferred tax assets	534	10,999
Tax losses utilised	(460)	-
Total tax (charge)/credit	**(2,618)**	**5,837**

*30% applicable Australian tax rate, 28% applicable New Zealand tax rate, 0% Guernsey tax rate and 0% Cayman Islands tax rate for the financial year ends 30 June 2025 and 30 June 2024.

The above tax computations relate to the subsidiaries which are subject to tax reporting in Australia and New Zealand. As a Guernsey Company, the Company is exempt from Guernsey income tax and is charged an annual exemption fee of £1,600. There is no tax chargeable relating to any items included in other comprehensive income.

10. Deferred tax

	1 July 2024 £000	Recognised in profit or loss £000	Foreign exchange gain/(loss) on translation £000	30 June 2025 £000
Deferred tax liabilities	(948)	(1,027)	133	(1,842)
Deferred tax assets	8,891	(2,172)	(767)	5,952
Net deferred tax asset/(liability)	**7,943**	**(3,199)**	**(634)**	**4,110**

	1 July 2023 £000	Recognised in profit or loss £000	Foreign exchange gain/(loss) on translation £000	30 June 2024 £000
Deferred tax liabilities	(1,265)	323	(6)	(948)
Deferred tax assets	258	8,547	86	8,891
Net deferred tax (liability)/asset	**(1,007)**	**8,870**	**80**	**7,943**

10. Deferred tax (continued)

The following deferred tax assets are only available against future taxable profits in New Zealand.

	2025 £000	2024 £000
The following deferred tax assets have not been recognised as at 30 June:		
Tax losses (subject to meeting shareholder continuity requirements)	3,704	3,392
Deductible temporary differences	(1,807)	407
Total unrecognised deferred tax assets	**1,897**	**3,799**

The following deferred tax assets are only available against future taxable profits in Australia.

	2025 £000	2024 £000
The following deferred tax assets have not been recognised as at 30 June:		
Tax losses (subject to meeting shareholder continuity requirements)	29,300	4,927
Total unrecognised deferred tax assets	**29,300**	**4,927**

The Company is exempt from Guernsey income tax.

The Group has not recognised any deferred tax assets arising from unrealised tax losses due to uncertainty of future trading results, and therefore the ability to be able to utilise the losses.

New Zealand imputation credit account

	2025 £000	2024 £000
Balance at end of the reporting period available for use in subsequent reporting periods	-	-

11. Reconciliation of (loss)/profit after tax to net cash flows from operating activities

	2025 £000	2024 £000
Loss for the year	**(11,634)**	**(3,387)**
Add/(less) non-cash items:		
Reversal of impairment	(379)	-
Depreciation and amortisation of non-current assets	806	732
Unrealised (gain)/loss on investment properties	(4,557)	679
Unrealised loss on investments	-	2,811
Sale of inventories	(1,636)	-
Realised gain on investments	-	(316)
Interest expense	18,511	18,912
Interest revenue	(389)	-
Foreign exchange (gain)/loss	(525)	319
Other non-cash items*	3,289	(5,300)
Total non-cash items	**15,120**	**17,837**
Add/(less) movements in working capital items:		
Trade and other receivables	915	(1,238)
Trade and other payables	184	(1,082)
Development costs	12,875	(16,680)
Total movements in working capital items	**13,974**	**(19,000)**
Net cash flows from/(used in) operating activities	**17,460**	**(4,550)**

**Other non-cash items include facility charges and income tax charges.*

12. Reconciliation of liabilities arising from financing activities

The changes in the Group's liabilities arising from financing activities can be classified as follows:

	2025			2024		
	Long-term borrowings £000	**Short-term borrowings £000**	**Total £000**	**Long-term borrowings £000**	**Short-term borrowings £000**	**Total £000**
Opening balance	**166,767**	**-**	**166,767**	**47,921**	**91,543**	**139,464**
Cash flows:						
Repayment	(23,146)	-	(23,146)	-	(12,089)	(12,089)
Proceeds	232	-	232	630	18,279	18,908
Non-cash:						
Capitalised interest	17,305	-	17,305	-	13,282	13,282
Transfer between long-term and short-term borrowings	(95,325)	95,325	-	111,014	(111,014)	-
Translation difference	(10,974)	-	(10,974)	7,202	-	7,202
Closing balance	**54,859**	**95,325**	**150,184**	**166,767**	**-**	**166,767**

13. Earnings per share attributable to owners of the Company

Basic and diluted earnings per share is calculated by dividing the net profit after tax by the weighted average number of ordinary shares in issue during the year.

	2025	**2024**
Loss after tax attributable to owners of the Company (£000)	(9,985)	(2,964)
Loss after tax attributable to owners of the Company – continuing operations (£000)	(9,985)	(2,964)
Weighted average number of ordinary shares in issue (000)	189,923	191,549
Basic and diluted loss attributable to owners of the Company (pence per share)	**(5.26p)**	**(1.55p)**
Basic and diluted loss attributable to owners of the Company - continuing operations (pence per share)	**(5.26p)**	**(1.55p)**
Net assets per share attributable to owners of the Company (pence per share)*	**3.81p**	**9.27p**

** Net assets per share are calculated by dividing the net tangible assets by the shares in issue at year end.*

14. Share capital and reserves

Authorised Capital

The Company has the power to issue an unlimited number of shares of no par value which may be issued as redeemable shares or otherwise. The Company only has New Zealand Dollar non-redeemable ordinary shares, authorised, in issue and fully paid at the date of this report.

	2025 shares 000s	**2024 shares 000s**
Number of issued shares		
Opening balance	**189,923**	**192,100**
Share buy-backs	-	(2,177)
Closing balance	**189,923**	**189,923**

14. Share capital and reserves (continued)

The shares have equal voting rights and rights to dividends and distributions and do not have a par value.

	2025 £000	2024 £000
Share capital		
Opening balance	**149,506**	**149,807**
Share buy-back	-	(301)
Closing balance	**149,506**	**149,506**

Foreign currency translation reserve
The foreign currency translation reserve comprises accumulated exchange differences arising on the conversion of the Group's operations denominated in New Zealand Dollars and Australian Dollars to British Pound Sterling.

Non-controlling interests ("NCI") reserve
NCI reserve represents the accumulated profits attributable to the NCIs.

Non-controlling interests acquisition reserve
NCI acquisition reserve represents the gains and losses recognised in transactions between the Group and NCIs.

15. Finance receivables

	2025 £000	2024 £000
Gross finance receivables	1,048	1,159
Total finance receivables	**1,048**	**1,159**

Finance receivables are loans with various terms and interest rates.

16. Inventories

	2025	2024
Land held for resale	**£000**	**£000**
Current assets		
Cost of acquisition	19,849	32,018
Development costs	21,910	23,378
Less: impairment	-	(621)
	41,758	**54,775**
Non-current assets		
Cost of acquisition	58,343	69,089
Development costs	7,213	10,283
Reclassification from property, plant and equipment	-	1,025
	65,556	**80,397**
Total inventories	**107,314**	**135,172**

The majority of the Group's inventories are held in the Torchlight Group segment of the business through the RCL Australian and New Zealand registered subsidiaries. These inventories consist of residential land subdivisions and property development in the geographical areas of Australia and New Zealand. In accordance with note 3(m), inventories are held at the lower of cost and net realisable value. All RCL inventories are held at cost. At 30 June 2025, these inventories are pledged as security to a third party corporate debt facility as detailed further in note 22. The remaining inventories were held in the Property Group segment of the business through Land House Limited ("LHL"). During the year, the agreement for sale of the LHL inventories became unconditional and these inventories were derecogised as at 15 February 2025. No security was held over these.

During the year, NZD 46.7 million (£20.7 million) and AUD 15.5 million (£7.4 million) of inventories in respect of the RCL subsidiaries (30 June 2024: NZD 55.1 million (£26.5 million) and AUD 15.6 million (£8.2 million) of inventories in respect of the RCL subsidiaries) have been recognised as expenses in the Consolidated Statement of Comprehensive Income. No write-down of inventories to fair value less costs to sell was recognised as an expense during the year (30 June 2024: Nil).

17. Investment properties

	2025 £000	2024 £000
Opening balance	27,318	27,952
Additions	210	-
Transfers from inventories	3,981	-
Revaluation	4,557	(679)
Foreign exchange on translation	(311)	45
Reclassified to assets held for sale	(9,226)	-
Total investment properties	**26,529**	**27,318**

Investment properties were valued by the Directors with reference to professionally qualified independent external valuers at or within three months of 30 June 2025, and at acquisition were recorded at the values that were attributed to the properties at the acquisition date. The Directors have further considered the values as at 30 June 2025 and concluded that the valuations determined as at 30 June 2025 remain appropriate.

Investment Properties comprises leasehold properties valued at £9.2 million and freehold properties valued at £26.5 million (30 June 2024: leasehold properties £2.2 million and freehold properties £25.1 million). During the year, the Company committed to sell the leasehold properties. The properties are classified as assets held for sale (see note 18).

During the year, the Group transferred certain completed residential units, previously held as inventories, to investment property following a decision to retain them for long-term rental income.

At the date of transfer, the carrying amount of the properties under IAS 2 was £3.98 million, and their fair value determined by independent external valuers was £3.26 million. The resulting loss of £0.72 million has been recognised in profit or loss under investment gains/losses.

Fair values were determined using the market comparison approach, based on recent sales of comparable properties, and fall within Level 2 of the fair value hierarchy.

As at 30 June 2025, all of the Group's investment properties were held through the Group's investment in KCR.

For further details of the methods and assumptions used to estimate the fair value of the investment properties see note 25.

18. Assets held for sale

	2025 £000	2024 £000
Opening balance	-	-
Reclassified from investment properties	9,226	-
	9,226	**-**

During the year, the Group decided to dispose of an investment property and commenced active marketing for sale. As a result, the property has been reclassified from Investment Property to Assets Held for Sale as it meets the criteria under IFRS 5.

At the date of transfer, carrying value of investments was £9.2 million and offer received for properties was NZD26 million (£11.5 million). Assets held for sale are recorded at lower of carrying amount or fair value.

19. Fair value through profit or loss (FVTPL)

	2025 £000	2024 £000
Non-current assets		
4B Mining Corp – Royalty	1,241	1,345
4B Mining Corp – Equity	365	395
Total Investments – Fair value through profit or loss	**1,606**	**1,740**

On 21 October 2021, the Group, through its subsidiary Torchlight Group Limited, acquired an investment in 4B Mining Corp (“4B”), a company incorporated in Canada, for a total consideration of US$2.35 million (£1.8 million).

The investment comprises a holding in the common shares of 4B and a 1% royalty interest in the gross revenue of a project to be pursued by Mineracao Piramide Participacoes Ltda, a Brazilian subsidiary of 4B. The investment is classified as an investment at fair value through profit or loss.

Carrying value for 30 June 2025 remains unchanged from 30 June 2024. The royalty valuation is maintained at US$1.7m, while the equity value continues to be held at US$500,000. The equity carrying value reflects the ongoing expectation of a substantive capital raising on a discounted basis, which would be highly dilutive to minority investors. No transaction has been agreed to date, and uncertainty remains around timing, structure, and shareholder alignment. The royalty is unaffected by capital raising and continues to run with the resource. The current Group shareholding in the company is 4.9%.

20. Investments – Loans and receivables at amortised cost

	2025 £000	2024 £000
Current assets		
Loans receivable - gross	1,991	2,166
Impairment of loans receivable	(1,991)	(2,166)
Other receivables	-	994
Total current loans and receivables at amortised cost	-	**994**
Non-current assets		
Loans receivable - gross	30,077	33,275
Impairment of loans receivable	(30,077)	(33,275)
Total non-current loans and receivables at amortised cost	-	-
Total loans and receivables at amortised cost	**-**	**994**

The following table shows a reconciliation of the balances of impairment on loans during the year:

	2025 £000	2024 £000
Balance brought forward	35,441	35,200
Foreign exchange on translation	(3,373)	241
Balance carried forward	**32,068**	**35,441**

20. Investments – Loans and receivables at amortised cost (continued)

Loans receivable

The non-current loans receivable have been impaired based on expected recoveries from underlying projects. These loans have been valued and assessed for impairment based on discounted cash flow (DCF) analyses of the underlying projects. The discount rates applied within these DCF analyses range from 9% to 20%.

During the year, the Group did not recognise any impairment in respect of expected credit losses (30 June 2024: no impairment) in relation to a group of three related loans, being the full remaining amount of the net loan balances.

Other receivables

Other receivables comprises NZD nil (£nil) (30 June 2024: NZD2.1 million (£1.0 million)) paid as a deposit towards 50% of development costs on the initial exercise of call options in respect of residential lots in a subdivision situated in East Wanaka, New Zealand. On 17 September 2024 Northlake Investments Limited (NIL) gave notice that due to the expiry of the sunset period in the sale and purchase agreements for the 34 lots not delivered under the 2019 and 2021 option exercises NIL exercised its right to void the sale and purchase agreements (as separate titles were not created prior to the sunset date). As a result the deposits were repaid during the year.

The Group has filed a damages claim of NZD$24 million for breach of contract under the terms of the Option Deed. A hearing date for this matter has not yet been set.

The ageing analysis of the loans and receivables is as follows:

2025	£000 Not yet due	£000 Past due and impaired	£000 Past due and not impaired	£000 Total
Not yet due	-	-	-	-
Total	**-**	**-**	**-**	**-**

2024	£000 Not yet due	£000 Past due and impaired	£000 Past due and not impaired	£000 Total
Not yet due	994	-	-	994
Total	**994**	**-**	**-**	**994**

21. Non-controlling interest

The Group's allocations/transactions with non-controlling interests ("NCI") can be summarised as follows:

	2025 **£000**
NCI brought forward at 30 June 2024	**7,241**
NCI's share of losses for the year	(1,649)
Foreign currency adjustment on translation to presentation currency	66
NCI carried forward at 30 June 2025	**5,658**

	2024 **£000**
NCI brought forward at 30 June 2023	**7,757**
NCI's share of losses for the year	(423)
Foreign currency adjustment on translation to presentation currency	(93)
NCI carried forward at 30 June 2024	**7,241**

22. Borrowings

	2025 £000	2024 £000
Current		
Bank and third party corporate debt facilities – secured	95,325	-
Non-current		
Bank and third party corporate debt facilities – secured	54,859	166,767
Total borrowings	**150,184**	**166,767**

The AUD borrowing facility within the RCL Group was refinanced in January 2024, when the facility was increased to AUD 159.5 million (£84.1 million) and extended to June 2026. Interest is payable on the facility at 13.75%.

The NZD borrowing facility was refinanced at the same time, with the facility being decreased to NZD 53.7 million (£25.8 million) and extended to June 2026.

A further NZD borrowing facility was entered into in May 2023 to support the acquisition of the Homestead Bay project. The facility has an initial term of 5 years. Interest is payable on the facility at 14%.

These facilities are cross-collateralised, secured on the RCL Group's inventories (see note 16).

KCR borrowing

The KCR borrowings comprise five separate facilities with four separate lenders (two banks and one third party corporate lender). The expiries of the facilities range between June 2029 and February 2045, and interest is chargeable at rates between 3.5% and 6.15% per annum, payable monthly.

Each facility is secured on a specific investment property within the KCR portfolio.

23. Trade and other payables

	2025 £000	2024 £000
Current		
Trade payables	4,761	2,557
Other payables	170	4,135
	4,931	**6,691**

Trade and other payables are short-term in nature. The net carrying value of trade and other payables is considered a reasonable approximation of fair value at the end of each reporting period.

24. Related party transactions

(a) Transactions with related parties

Parent and its associated entity

Chase Nominees Limited ("Chase")
Chase is the parent of PGC, holding 55.00% of the Company's shares as at 30 June 2025 (30 June 2024: 54.99%). Entities associated with George Kerr are the ultimate beneficial owners of the shares held by Chase, which is acting as custodian.

Australasian Equity Partners (GP) No. 1 Limited ("AEP GP")
AEP GP is the general partner of Australasian Equity Partners Fund No.1 LP ("AEP LP"), of which George Kerr is the ultimate controlling party.

During the year ended 30 June 2025, the Group made additional unsecured loan advances of £Nil (30 June 2024: £106,000) to AEP GP. At 30 June 2025, the amount receivable from AEP GP was £4.9 million (30 June 2024: £4.7 million). These amounts are repayable by AEP GP on demand, or by the loan expiry date of 30 November 2026, whichever is the earlier. General advances accrue interest at 9% per annum. Total interest recognised during the year was £389,000 (30 June 2024: £399,000).

Advance to Limited Partner
The advance to Limited Partner relates to cash advances £26,000 (30 June 2024: £Nil) made to one of the Limited Partners.

(b) Transactions with key management personnel

Key management personnel, being Directors of the Group and staff reporting directly to the Managing Director transacted with the Group during the year as follows:

	2025 £000	2024 £000
Directors' fees payable to non-executive Directors	120	120
Consultancy fees payable to executive Directors	1,168	1,101
Total	**1,288**	**1,221**

Directors' fees of £30,000 were outstanding at 30 June 2025 (30 June 2024: £10,000). Consultancy fees of £23,000 were outstanding at 30 June 2025 (30 June 2024: £29,000).

Other personnel compensation payable during the year was as follows:

	2025 £000	2024 £000
RCL Group short-term employee benefits	3,331	3,081
KCR short-term employee benefits	421	425
Total	**3,752**	**3,506**

There were no employee benefits outstanding at 30 June 2025 or 30 June 2024.

25. Fair value

The following methods and assumptions were used to estimate the fair value of each class of asset and financial liability.

<u>Fair value measurement of financial instruments</u>

Finance receivables
The fair values of the Group's finance receivables are considered equivalent to their carrying value due to their short-term nature.

Loans and receivables
Loans and receivables are measured at amortised cost. For purposes of fair value disclosures, the carrying amount of short-term loans and receivables approximates fair value. For long term loans and receivables, fair value is determined based on discounted cash flows using the current market interest rate of a similar instrument and based on this the amortised cost approximates the fair value.

Borrowings
Borrowings are measured at amortised cost. For purposes of fair value disclosures, the carrying amount of short-term borrowings approximates fair value. For long term borrowings, fair value is determined based on discounted cash flows using the current market interest rate of a similar instrument and based on this the amortised cost approximates the fair value.

Investments - Fair value through profit or loss
Unlisted investments
Unlisted investments are measured at their fair value as determined by use of appropriate valuation methodologies, for example discounted cash flow analysis, multiple of earnings or comparable transactions.

Investment property
Investment properties are initially measured at cost, including expenditure that is directly attributable to the acquisition of the asset. Investment properties are revalued on acquisition by independent external valuers and then by the Directors or independent valuers annually thereafter. Acquisitions and disposals are recognised on completion. Any gain or loss arising from a change in fair value is recognised in profit or loss.

25. Fair value (continued)

Fair Value Hierarchy

The following table provides an analysis of assets and liabilities that are measured subsequent to initial recognition at fair value grouped as follows:

a) Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities;
b) Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices); and
c) Level 3: inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

There have been no transfers between levels of fair value hierarchy in the current year (2024: none).

	Note	**2025**			
		Level 1	**Level 2**	**Level 3**	**Total**
		£000	**£000**	**£000**	**£000**
Assets					
Investment properties	17	-	-	26,529	26,529
Unlisted investments	19	-	-	1,606	1,606
Total Assets		**-**	**-**	**28,135**	**28,135**

	Note	**2024**			
		Level 1	**Level 2**	**Level 3**	**Total**
		£000	**£000**	**£000**	**£000**
Assets					
Investment properties	17	-	-	27,318	27,318
Unlisted investments	19	-	-	1,740	1,740
Total Assets		**-**	**-**	**29,058**	**29,058**

25. Fair value (continued)

Reconciliation of Level 3 fair value measurements of assets

2025	Investment properties £000	Unlisted investments £000	Total £000
Investments held at fair value			
Balance at the beginning of the year	27,318	1,740	29,058
Additions	210	-	210
Transfer from inventories	3,981	-	3,981
Movement in fair value (notes 5, 17)	4,557	-	4,557
Foreign exchange on translation	(311)	(134)	(445)
Reclassified to assets held for sale	(9,226)	-	(9,226)
Balance at the end of the year	**26,529**	**1,606**	**28,135**

2024	Investment properties £000	Unlisted investments £000	Total £000
Investments held at fair value			
Balance at the beginning of the year	27,952	4,545	32,497
Movement in fair value	(679)	(2,811)	(3,490)
Foreign exchange on translation	45	6	51
Balance at the end of the year	**27,318**	**1,740**	**29,058**

The Group's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

25. Fair value (continued)

Reconciliation of Level 3 fair value measurements of assets (continued)

Information about fair value measurements using significant unobservable inputs (Level 3)

Description	Fair value at 30 June 2025 £000	Fair value at 30 June 2024 £000	Valuation techniques	Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Unlisted investments - 4B Mining Corp – Royalty*	1,241	1,345	30 June 2025: Director valuation 30 June 2024: Director valuation	Adopted gross yield Projected price of iron ore Projected total volume of lump iron ore produced Discount rate	USD78-USD155 19.5 million tonnes-25.1 million tonnes 12.5%-14.5%	The fair value would increase/decrease if price of iron ore was higher/lower, and/or total volume of lump iron ore produced was higher/lower, and/or the discount rate was lower/higher.
Unlisted investments - 4B Mining Corp – Equity*	365	395	30 June 2025: Director valuation 30 June 2024: Director valuation	Discount applied to price of last capital raise	theoretical post capital raising discounted equity price	If the discount applied was 10% higher/lower, the fair value would decrease/increase by £0.1 million (30 June 2024: £0.1 million)
Investment properties - KCR	26,529	25,156	30 June 2025: Director valuation and independent valuation 30 June 2024: Based on NPV of future cash flows and cash balance	Adopted gross yield Adopted rate per square foot	30 June 2025: 4.00% to 7.87%, £265 to £1,464 30 June 2024: 4.00% to 7.60%, £265 to £1,309	The fair value would increase/decrease if market rents were higher/lower, and/or rates per square foot were higher/lower, and/or capitalisation rates were lower/higher.

**Fair value remains unchanged from 30 June 2024.*

25. Fair value (continued)

Reconciliation of Level 3 fair value measurements of assets (continued)

Information about fair value measurements using significant unobservable inputs (Level 3)

Description	Fair value at 30 June 2025 £000	Fair value at 30 June 2024 £000	Valuation techniques	Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Investment properties – RCL	-	2,162	30 June 2024: Director valuation	Hypothetical development model Direct sales comparisons Discounted cash flows	30 June 2024: 2.33% - 3.13% rental yields	The fair value would increase/decrease if market rents were higher/lower, and/or comparable sales amounts were higher/lower, and/or the discount rate was lower/higher.
	28,135	**29,058**				

Valuation process

Unlisted investments – 4B mining
As at 30 June 2025, the equity component of the unlisted investment has been valued by the Directors reflecting the risks and uncertainties associated with expected capital raising activity (30 June 2024: Director valuation) risks associated with an unlisted investment, liquidity and the Group's minority position. The royalty interest has been maintained valued by Directors with reference to the 30 June 2024 valuation on the basis of a third party valuation provided by Leadenhall Valuation Services Pty Limited, which was prepared using the discounted cash flow methodology.

Investment properties
The fair values of the Group's investment properties are based on current prices in an active market for similar properties in the same location and condition. The current price is the estimated amount for which a property could be exchanged between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Valuations are based on a market approach which provides an indicative value by comparing the property with other similar properties for which price information is available. Comparisons have been adjusted to reflect differences in age, size, condition, location and any other relevant factors.

Assets held for sale
Before reclassification from investment properties, RCL investment properties were based on prices in an active market for similar properties in the same location and condition. The property is now measured at carrying value before transfer to held for sale.

26. Financial risk management

The Group is committed to the management of operational and financial risk. The primary financial risks are credit, liquidity and market risk (comprising interest rate, foreign exchange and equity price risk). The Group's financial risk management strategy is set by the Directors. The Group has put in place management structures and information systems to manage the risks arising from financial instruments and has separated monitoring tasks where feasible.

For the purposes of this note the financial instruments can be broken down as follows:

Categories of financial instruments

	2025 £000	2024 £000
Assets		
Financial assets at fair value through profit or loss		
Investments – Fair value through profit or loss	1,606	1,740
	1,606	1,740
Financial assets at amortised cost		
Investments – Loans and receivables at amortised cost	-	994
Cash and cash equivalents	4,398	12,697
Finance receivables	1,048	1,159
Trade and other receivables	4,360	2,135
Advances to related parties	4,909	4,663
	14,715	21,648
Liabilities		
Financial liabilities at amortised cost		
Borrowings	150,184	166,767
Trade and other payables	4,931	6,691
	155,115	173,458

Credit Risk
The credit risk associated with the Group's financial assets is best represented by the carrying value of the assets as disclosed above.

Credit risk management framework
Credit risk is the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. To manage this risk, the Directors approve all transactions that would subject the Group to significant credit risk.

AEP loan
The Board, through the Audit and Risk Committee, is responsible for overseeing the management of the credit risk exposure associated with the AEP loan. The Company performs ongoing monitoring of the borrower's compliance with the loan terms. The credit quality of the loan is reviewed periodically to identify any significant changes in credit risk or indications of impairment. Expected credit losses are measured and recognised in accordance with IFRS 9.

26. Financial risk management (continued)

Credit Risk (continued)

Reviewing and assessing credit risk
The credit risk management strategies ensure that:

- Credit origination meets agreed levels of credit quality at point of approval.
- Maximum total exposure to any one debtor is actively managed.
- Changes to credit risk are actively monitored with regular credit reviews.

Collateral requirements - finance receivables
The Group has partial or full collateral in place over some finance receivables. The collateral is usually by way of first charge over the asset financed and generally includes personal guarantees from borrowers and business owners.

Expected credit losses
Provisions for expected credit losses are made where events have occurred leading to an expectation of reduced future cash flows from certain receivables measured at amortised cost. Specific credit losses are recognised where events have occurred leading to an expectation of reduced future cash flows from certain receivables. Provisions have also been made for expected future credit losses on assets where appropriate.

Credit losses are recognised as the difference between the carrying value of the asset and the discounted value of management's best estimate of future cash repayments and proceeds from any security held (discounted at the loan's original effective interest rate). All relevant considerations that have a bearing on the expected future cash flows are taken into account, including the business prospects for the customer, the likely realisable value of collateral, the Group's position relative to other claimants, the reliability of customer information and the likely cost and duration of the work-out process. Subjective judgements are made in this process. Furthermore, judgement can change with time as new information becomes available or as work-out strategies evolve, resulting in revisions to the expected credit losses as individual decisions are taken. Estimating the timing and amount of future cash repayments and proceeds from the realisation of collateral are difficult and subjective judgements.

During the year, no credit losses were recognised (30 June 2024: no losses) against the Group’s loans receivable.

The Group has no receivables which are past due at the end of each reporting period.

Maximum exposure to credit risk
The carrying amount of the Group's financial assets recorded in the Consolidated Financial Statements, net of impairment losses relating to financial assets at amortised cost, represents the Group's maximum exposure to credit risk without taking account of the value of any collateral obtained.

26. Financial risk management (continued)

Liquidity risk

Liquidity risk is the risk that the Group may encounter difficulty in raising funds at short notice to meet its commitments.

The Group manages liquidity and funding risk by actively monitoring cash on a daily basis to ensure sufficient liquid resources are available to meet requirements. Various tranches of the Group's loan facilities were extended to June 2026.

Cash flow forecasts are prepared regularly and corrective action taken where a shortfall in cash is expected.

Contractual liquidity profile of financial liabilities

2025	**0-12 Months £000**	**1-2 Years £000**	**2-5 Years £000**	**5+ Years £000**	**Total £000**
Financial liabilities					
Borrowings	96,082	6,481	67,690	-	170,253
Trade and other payables	4,931	-	-	-	4,931
Total financial liabilities	**101,013**	**6,481**	**67,690**	**-**	**175,184**

2024	**0-12 Months £000**	**1-2 Years £000**	**2-5 Years £000**	**5+ Years £000**	**Total £000**
Financial liabilities					
Borrowings	673	160,000	70,206	13,364	244,243
Trade and other payables	6,691	-	-	-	6,691
Total financial liabilities	**7,364**	**160,000**	**70,206**	**13,364**	**250,934**

Market risk

Interest rate risk

Interest rate risk is the risk that market interest rates will change and impact on the Group's financial results.

	WAIR* %	**Floating rate financial instruments £000**	**Fixed rate financial instruments £000**	**Non-interest bearing financial instruments £000**	**Total £000**
2025					
Assets					
Cash and cash equivalents	1.76%	4,398	-	-	**4,398**
Finance receivables		-	-	1,048	**1,048**
Advances to related parties		-	-	4,909	**4,909**
Investments – Fair value through profit or loss		-	-	1,606	**1,606**
Trade and other receivables		-	-	4,360	**4,360**
Total Assets		**4,398**	**-**	**11,923**	**16,321**
Financial liabilities					
Borrowings – fixed rate	12.94%	-	150,184	-	**150,184**
Other financial liabilities		-	-	4,931	**4,931**
Total financial liabilities		**-**	**150,184**	**4,931**	**155,115**
Total interest sensitivity gap		**4,398**	**(150,184)**	**6,992**	**(138,794)**

26. Financial risk management (continued)

Market risk (continued)

Interest rate risk (continued)

	WAIR* %	Floating rate financial instruments £000	Fixed rate financial instruments £000	Non-interest bearing financial instruments £000	Total £000
2024					
Assets					
Cash and cash equivalents	0.42%	12,697	-	-	**12,697**
Finance receivables		-	-	1,159	**1,159**
Advances to related parties	9%	-	4,663	-	**4,663**
Investments – Loans and receivables at amortised cost		-	-	994	**994**
Investments – Fair value through profit or loss		-	-	1,740	**1,740**
Trade and other receivables		-	-	2,135	**2,135**
Total Assets		**12,697**	**4,663**	**6,028**	**23,388**
Financial liabilities					
Borrowings – fixed rate	13.00%	-	166,767	-	**166,767**
Other financial liabilities		-	-	6,691	**6,691**
Total financial liabilities		**-**	**166,767**	**6,691**	**173,458**
Total interest sensitivity gap		**12,697**	**(162,104)**	**(663)**	**(150,070)**

*Weighted average interest rate

The sensitivity analysis below has been determined based on the Group's exposure to interest rates for interest bearing assets and liabilities (included in the interest rate exposure table above) at the year end date and the stipulated change taking place at the beginning of the financial year and held constant through the reporting period in the case of instruments that have floating rates.

As at 30 June 2025, an increase/decrease of 2% in interest rates on floating rate financial instruments (30 June 2024: increase/decrease of 2%), with all other variables held constant, would have resulted in an increase of £27,000/decrease of £9,000 in the Group's net asset value (30 June 2024: increase of £194,000/decrease of £7,000). The sensitivity rates of +/-2% are regarded as reasonable due to the current increasing rates of global interest rates.

Price risk
The Group is exposed to price risks arising from its unlisted equity investments. Information on the Group's unlisted equity investments is included in note 19.

Any movement in the price of the investment would not have a material impact on its fair value.

Foreign exchange risk
The Group's exposure to foreign currency risk arises from its financial instruments denominated in currencies other than its functional currency, principally Australian Dollar and British Pound Sterling. An increase/decrease of 10% in Australian Dollar and British Pound Sterling against the functional currency of New Zealand Dollar would have resulted in a £2.2 million decrease/increase in the Group's net asset value (30 June 2024: £1.3 million). The sensitivity rate of 10% is regarded as reasonable, as this is approximately the volatility of the Australian Dollar and British Pound Sterling against the New Zealand Dollar over the past 12 months.

26. Financial risk management (continued)

Management of capital

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.

For the purpose of the Group's capital management, capital includes issued capital and all other equity reserves attributable to equity holders of the Company. To maintain or adjust the capital structure, the Group may return capital to shareholders, issue new shares and may seek to increase or decrease its level of net debt. The primary objective of the Group's capital management is to maximise the shareholder value.

In order to achieve this objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to its borrowing facilities within the RCL Group. There have been no breaches of such financial covenants during the year. The Group has no significant borrowing facilities nor externally imposed capital requirements.

27. Contingent liabilities and commitments

Torchlight Fund LP and its subsidiaries

The Group had the following commitments within the RCL Group:

	2025 £000	2024 £000
Contracted work to complete		
Expenditure contracted for at the reporting date but not recognised as liabilities		
Within one year	6,199	3,884

Torchlight Fund LP and its subsidiaries – Contingent assets

The Group has financial guarantees in respect of completion of development works and maintenance bonds to relevant authorities. The value of these guarantees at 30 June 2025 was £0.2 million (30 June 2024: £0.3 million).

28. Segmental analysis

The Group has three reportable segments, as described below, which are the Group's strategic divisions.

The following summary describes the operations in each of the Group's reportable segments for the current year:

Torchlight Segment	Provider of investment management services and a proprietary investor (both directly and in funds it manages). Torchlight is currently invested in RCL, a residential land subdivision and property development business in Australia and New Zealand, and in KCR, a business focused on the acquisition, development and management of residential property in the United Kingdom.
Property Group	Management of the Group's property assets.
Parent Company	Parent Company that holds investments in and advances to/from subsidiaries.

Information regarding the results of each reportable segment is shown below. Performance is measured based on segment profit/(loss) for the year, as included in the internal management reports that are reviewed by the Board, which is the Chief Operating Decision Maker ("CODM"). Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

The accounting policies of the reportable segments are the same as the Group's accounting policies described in note 3.

28. Segmental analysis (continued)

(a) Group's reportable segments

	Continuing Operations				
2025	**Torchlight Segment**	**Property Group**	**Parent Company**	**Inter-segment eliminations**	**Total**
	£000	**£000**	**£000**	**£000**	**£000**
External revenue					
Interest revenue	1,134	-	-	-	**1,134**
Other revenue	2,186	-	-	-	**2,186**
Other income	2,529	11	-	-	**2,540**
Gross revenue from land development and resale	40,717	1,818	-	-	**42,535**
Cost of land development sales	(28,942)	(1,562)	-	-	**(30,504)**
Net investment gains	4,557	-	-	-	**4,557**
	22,181	**267**	-	-	**22,448**
Internal revenue					
Foreign exchange losses	(371)	-	(28)	-	**(399)**
Total segment revenue	**21,810**	**267**	**(28)**	-	**22,049**
Expenses					
Impairment reversal	379	-	-	-	**379**
Selling and administration expenses	(11,634)	(103)	(512)	-	**(12,249)**
Total operating expenses	**(11,255)**	**(103)**	**(512)**	-	**(11,870)**
Interest expense	(19,195)	-	-	-	**(19,195)**
Loss before tax	**(8,640)**	**164**	**(540)**	-	**(9,016)**
Income tax charge	(2,618)	-	-		**(2,618)**
Loss after tax	**(11,258)**	**164**	**(540)**	-	**(11,634)**
Non-controlling interests	1,649	-	-	-	**1,649**
Loss for the year attributable to owners of the Company	**(9,609)**	**164**	**(540)**	-	**(9,985)**
Total assets	**206,087**	**1,760**	**53,479**	**(93,322)**	**168,004**
Total liabilities	**178,806**	**10,317**	**309**	**(34,317)**	**155,115**

28. Segmental analysis (continued)

(a) Group's reportable segments (continued)

	Continuing Operations				
2024	**Torchlight Segment**	**Property Group**	**Parent Company**	**Inter-segment eliminations**	**Total**
	£000	**£000**	**£000**	**£000**	**£000**
External revenue					
Interest revenue	1,287	10	-	-	**1,297**
Other revenue	2,114	-	-	-	**2,114**
Other income	2,260	11	-	-	**2,271**
Gross revenue from land development and resale	54,631	-	-	-	**54,631**
Cost of land development sales	(34,713)	-	-	-	**(34,713)**
Net investment gains	(3,174)	-	-	-	**(3,174)**
	22,405	**21**	**-**	**-**	**22,426**
Internal revenue					
Foreign exchange losses	(108)	-	(26)	-	**(134)**
Total segment revenue	**22,297**	**21**	**(26)**	**-**	**22,292**
Expenses					
Selling and administration expenses	(11,455)	(125)	(439)	-	**(12,019)**
Total operating expenses	**(11,455)**	**(125)**	**(439)**	**-**	**(12,019)**
Interest expense	(19,497)	-	**-**	**-**	**(19,497)**
Loss before tax	**(8,655)**	**(104)**	**(465)**	**-**	**(9,224)**
Income tax credit	5,837	-	-		**5,837**
Loss after tax	**(2,818)**	**(104)**	**(465)**	**-**	**(3,387)**
Non-controlling interests	423	-	-	-	**423**
Loss for the year attributable to owners of the Company	**(2,395)**	**(104)**	**(465)**	**-**	**(2,964)**
Total assets	**239,813**	**1,817**	**58,748**	**(102,068)**	**198,310**
Total liabilities	**199,918**	**11,306**	**123**	**(37,888)**	**173,458**

28. Segmental analysis (continued)

(b) Geographical information

The Company is domiciled in Guernsey. The Group has subsidiaries incorporated in four (30 June 2024: four) principal geographic areas: New Zealand, Australia, United Kingdom and the Cayman Islands (30 June 2024: New Zealand, Australia, United Kingdom and the Cayman Islands).

The Group's revenue from external customers from continuing operations and information about its segment non-current assets by geographical location (of the country of incorporation of the entity earning revenue or holding the asset) are detailed below:

	Revenue from External Customers		Non-Current Assets	
	2025 £000	2024 £000	2025 £000	2024 £000
New Zealand*	34,721	44,620	48,381	52,419
Australia*	11,335	13,444	23,792	32,616
United Kingdom	1,885	1,849	26,620	25,324
Cayman Islands	454	399	6,515	6,403
	48,395	**60,313**	**105,308**	**116,762**

*Revenue from external customers for 2024 has been reallocated between the New Zealand and Australia regions. This adjustment does not affect the total revenue reported for the 2024 financial year in the comparative statement of comprehensive income.

29. Events after the reporting date

The following significant events have taken place subsequent to the end of the reporting period to the date that these financial statements were authorised for issue:

During August 2025 the Group entered into a refinancing of the Homestead Bay facility which increased this facility by approximately NZD$8 million. Funds were used to repay funds borrowed from other RCL entities and to support the ongoing costs associated with progressing the planning application for the Homestead Bay project.

There were no other material events subsequent to 30 June 2025 to the date when these Consolidated Financial Statements were authorised for issue.

STATUTORY DISCLOSURES

The following persons respectively held office as Directors of the Company and the Company's subsidiaries during the year ended 30 June 2025:

Pyne Gould Corporation Ltd
G Kerr
R Naylor
N Kirkwood
M Smith
P Dudley

Torchlight Group
G Kerr
R Naylor

Torchlight GP Limited
G Kerr
R Naylor

Ferrero Investments Limited
R Naylor

MARAC Financial Services Limited
N Kirkwood

MARAC Investments Limited
N Kirkwood

Torchlight (GP) 2 Limited
G Kerr

Torchlight Management Limited
G Kerr

Torchlight Securities Limited
G Kerr

Henley Downs Village Investments Limited
N Kirkwood

Torchlight Real Estate Group
G Kerr
R Naylor

RCL Real Estate Holdings
R Naylor

RCL Real Estate Pty Ltd
R Naylor

RCL Queenstown Pty Ltd
R Naylor

The Modular Concrete Construction Company Ltd (formerly RCL Sanctuary Lakes Pty Ltd)
R Naylor

Sanctuary Land Development Pty Ltd
R Naylor

Real Estate Southern Holdings Limited
R Naylor
N Kirkwood

RCL Nords Pty Ltd
R Naylor

RCL Henley Downs Limited
R Naylor
N Kirkwood

RCL Jack's Point Limited
R Naylor
N Kirkwood

RCL Haywards Bay Pty Ltd
R Naylor

RCL Port Stephens Pty Ltd
R Naylor

RCL Pacific Dunes Golf Operations Pty Ltd
R Naylor

RCL Forster Pty Ltd
R Naylor

RCL St Albans Pty Ltd
R Naylor

RCL Merimbula Pty Ltd
R Naylor

RCL Renaissance Rise Pty Ltd
R Naylor

Jack's Point Village Terraces Limited
R Naylor
N Kirkwood

RCL Sunbury Pty Ltd
R Naylor

RCL Grandvue Pty Ltd
R Naylor

RCL Real Estate Australia Pty Ltd
R Naylor

NZ Real Estate Credit Limited
N Kirkwood

RCL Real Estate Australia Pty Ltd
R Naylor

TMC3 Pty Ltd (formerly RCL Links Pty Ltd)
R Naylor

RCL Gwandalan Pty Ltd
R Naylor

STATUTORY DISCLOSURES (CONTINUED)

RCL Homestead Bay Limited
R Naylor
N Kirkwood

Disclosure of interests
There are no disclosures of interest given by the Directors

General disclosure
All Directors have provided a general notice that they may from time to time undertake personal business transactions with the Company, including utilising the Company's services. All such transactions are carried out in accordance with the Company's normal business criteria for those types of transactions. The Group obtains consulting services from Naylor Partners Pty Ltd, of which R Naylor is a director and shareholder, from Cassone Limited, of which Noel Kirkwood is a director and shareholder, and legal services from Burton Partners. These services are provided on normal commercial terms.

Information used by Directors
No notices were received from Directors of the Company requesting to disclose or use Company information received in their capacity as directors which would not otherwise have been available to them.

Indemnification and insurance of Directors and Officers
The Company has given indemnities to Directors and has arranged insurance for Directors and officers of the Company and its subsidiaries.

These indemnify and insure Directors and officers against liability and costs for actions undertaken by them in the course of their duties. The cost of the insurance premiums to the Company and its subsidiaries for the year was £73,000 (30 June 2024: £79,000)

Details of individual Directors' shareholdings are as follows:

	Number of shares held by Director	Number of shares held by associated entity
G Kerr		
Balance at 30 June 2025 and 30 June 2024	-	104,453,556
R Naylor		
Balance at 30 June 2025 and 30 June 2024	-	-
N Kirkwood		
Balance at 30 June 2025 and 30 June 2024	-	-
M Smith		
Balance at 30 June 2025 and 30 June 2024	-	-
P Dudley		
Balance at 30 June 2025 and 30 June 2024	-	-

Remuneration of Directors

The total remuneration received by each Director who held office in the Company and its subsidiary companies during the year ended 30 June 2025 was as follows:

Parent Company Directors			Remuneration
G Kerr*	Executive	Non-Independent	-
R Naylor*	Executive	Non-Independent	-
N Kirkwood*	Executive	Non-Independent	-
M Smith	Non-Executive	Independent	£60,000
P Dudley	Non-Executive	Independent	£60,000

**Executive Directors do not receive Directors' fees.*

STATUTORY DISCLOSURES (CONTINUED)

Gender composition of Board

Gender	30 June 2025 Number of Directors	30 June 2024 Number of Directors
Male	4	4
Female	1	1

SHAREHOLDER INFORMATION

Executive employees' remuneration

No employees of the Company and its subsidiary companies, who received remuneration, including non-cash benefits, have received in excess of NZD100,000 for the year ended 30 June 2025.

Donations

During the financial year ended 30 June 2025, the Company made no donations.

Substantial security holders

At 30 June 2025 only four shareholders held more than 5.00% (30 June 2024: four shareholders) of the issued capital of the Company. Chase Nominees Limited (“Chase”), acting as custodian, held 104,453,556 shares (55.0% of the issued capital) on behalf of entities associated with George Kerr; Pyne Holdings Limited held 28,594,252 shares (15.06% of the issued capital); ZZ New Zealand Control Account held 23,854,146 shares (12.56% of issued capital); and Sofiya Machulskaya held 23,436,372 shares (12.34% of the issued capital).

PYNE GOULD CORPORATION LIMITED

DIRECTORY

DIRECTORS
George Kerr
Russell Naylor
Noel Kirkwood
Michelle Smith
Paul Dudley

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NEW ZEALAND

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