

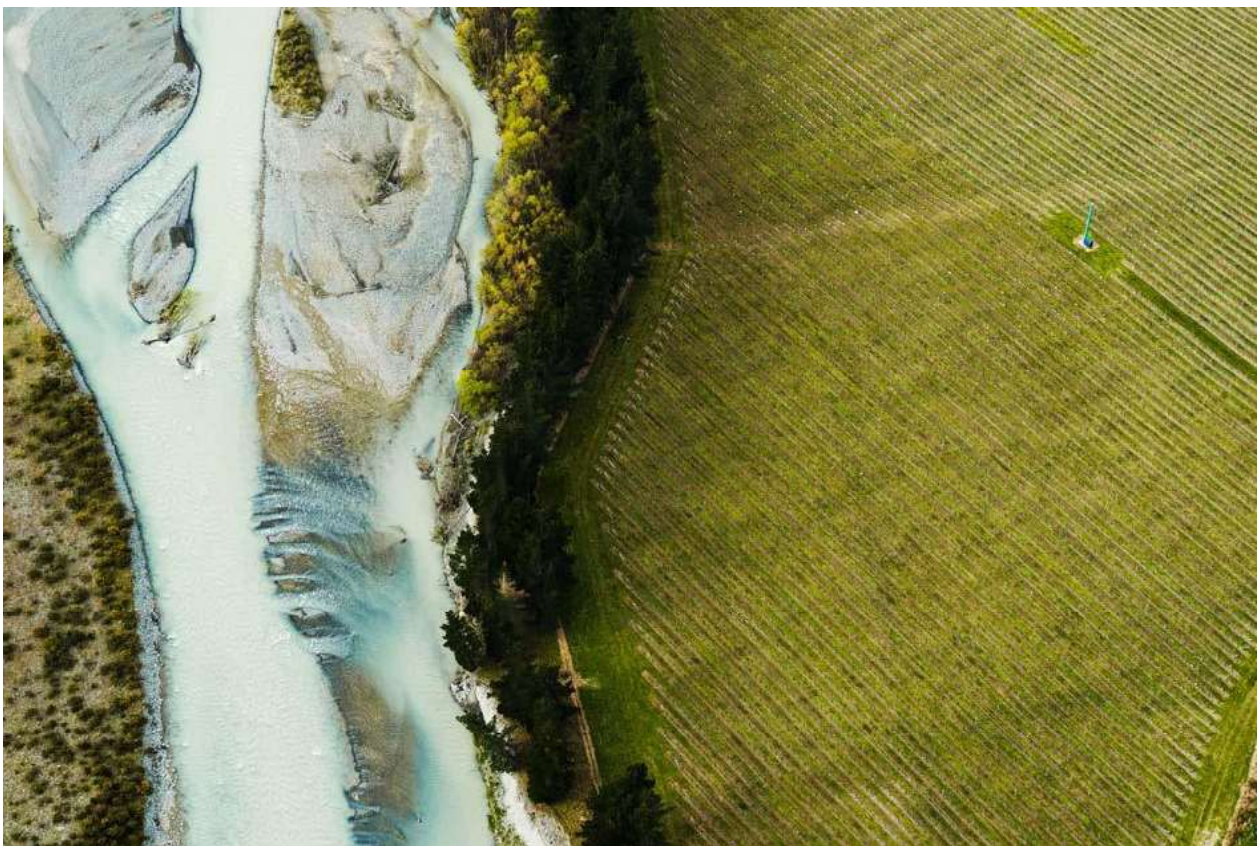


Booster Investment Scheme 2

# Private Land and Property Fund

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Financial Statements 2026



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**Statement of Comprehensive Income**  
**For the year ended 31 March 2026**

	Note	2026 \$'000	2025 \$'000
Net loss on financial instruments at fair value through profit or loss	4	(2,231)	(3,899)
Interest revenue	4	22	26
Distribution revenue	4	5,294	3,863
Other revenue	4	2,410	2,149
<b>Total Revenue</b>		<b>5,495</b>	<b>2,139</b>
Operating expenses	12b	157	140
Management fees	12b	2,198	1,961
Supervisor fees	12c	68	61
<b>Total Expenses</b>		<b>2,423</b>	<b>2,162</b>
<b>Profit/(Loss) for the year before tax</b>		<b>3,072</b>	<b>(23)</b>
Income tax expense	13	1,758	1,665
<b>Profit/(Loss) for the year after tax for the period attributable to unitholders</b>		<b>1,314</b>	<b>(1,688)</b>
Other comprehensive income		-	-
<b>Total comprehensive income for the period attributable to unitholders</b>		<b>1,314</b>	<b>(1,688)</b>


**Statement of Changes in Net Assets Attributable to Unitholders**  
**For the year ended 31 March 2026**

		Unitholder Capital \$'000
<b>Net assets attributable to unitholders at 31 March 2024</b>		<b>128,962</b>
Proceeds from units issued		103,895
Redemption of units		(9,158)
Distributions	14	(3,863)
<b>Net increase from transactions in units</b>		<b>90,874</b>
Loss for the period		(1,688)
Other comprehensive income		-
<b>Net assets attributable to unitholders at 31 March 2025</b>		<b>218,148</b>
Proceeds from units issued		6,023
Redemption of units		(10,393)
Distributions	14	(5,294)
<b>Net decrease from transactions in units</b>		<b>(9,664)</b>
Profit for the period		1,314
Other comprehensive income		-
<b>Net assets attributable to unitholders at 31 March 2026</b>		<b>209,798</b>

Statement of Financial Position  
As at 31 March 2026

	Note	2026 \$'000	2025 \$'000
<b>Assets</b>			
Cash and cash equivalents	7	1,022	1,494
Income tax receivable		2,152	1,849
Other receivables	12d	194	202
Financial assets at fair value through profit or loss	8	206,630	214,811
<b>Total Assets</b>		<b>209,998</b>	<b>218,356</b>
<b>Liabilities</b>			
Other payables	12b,c	200	208
<b>Total Liabilities</b>		<b>200</b>	<b>208</b>
<b>Net assets attributable to unitholders</b>		<b>209,798</b>	<b>218,148</b>

For and on behalf of Booster Investment Management Limited who authorised the issue of these financial statements on 23 June 2026.

  
**John Selby**  
Director and Chair of the Board

  
**Melanie Templeton**  
Director

**Statement of Cash Flows**  
**For the year ended 31 March 2026**

	Note	2026 \$'000	2025 \$'000
<i>Cash was provided from/(applied to):</i>			
Purchase of financial assets		-	(98,565)
Sale of financial assets		5,950	5,685
Interest received		22	27
Dividends and distributions received		5,294	3,863
Other income received		2,418	2,065
Supervisor fees paid	12c	(69)	(59)
Management fees paid	12b	(2,205)	(1,884)
Operating expenses paid	12b	(157)	(135)
Taxation paid		(2,061)	(1,502)
<b>Net cash inflows/(outflows) from operating activities</b>	<b>7</b>	<b>9,192</b>	<b>(90,505)</b>
<i>Cash was provided from/(applied to):</i>			
Proceeds from units issued		6,023	103,895
Payments for redemption of units		(10,393)	(9,158)
Distributions made	14	(5,294)	(3,863)
<b>Net cash (outflows)/inflows from financing activities</b>		<b>(9,664)</b>	<b>90,874</b>
Net (decrease)/increase in cash held		(472)	369
Cash and cash equivalents at the beginning of the period		1,494	1,125
<b>Cash and cash equivalents at the end of year</b>	<b>7</b>	<b>1,022</b>	<b>1,494</b>

## **1. Reporting entity**

These financial statements are for the Booster Investment Scheme 2's only Fund, Private Land and Property Fund (the Fund) for the year ended 31 March 2026 (reporting date).

The Booster Investment Scheme 2 (BIS2) is established and domiciled in New Zealand and is an FMC Reporting Entity under the Financial Markets Conduct Act 2013. The Scheme is a managed investment scheme. The Scheme is comprised of one investment fund at the reporting date, being the Private Land and Property Fund (the Fund). The Fund's aim is to provide investors with an opportunity to invest primarily in a specialised portfolio of unlisted, agricultural and horticultural land and other property investments in New Zealand via its investment in the Private Land and Property Portfolio. Since 18 September 2019, the Fund's units are quoted on the New Zealand Stock Exchange (NZX) Main Board operated by NZX Limited (under code "PLP").

The Scheme was initially established under a Trust Deed dated 7 January 2019, subsequently amended and consolidated on 18 September 2019.

The Manager of the Scheme is Booster Investment Management Limited, and the Supervisor is Public Trust.

These financial statements have been prepared for the only Fund within the Scheme and not the Scheme as a whole in accordance with the Financial Markets Conduct (Financial Statements for Schemes Consisting Only of Separate Funds) Exemption Notice 2022.

The financial statements were adopted and authorised for issue by the Board of Directors of the Manager on 23 June 2026.

## **2. Summary of material accounting policies**

### **a) Basis of preparation**

The financial statements of the Fund have been prepared in accordance with the Trust Deed governing the Scheme, section 7 of the Financial Markets Conduct Act 2013 and Generally Accepted Accounting Practice in New Zealand (NZ GAAP). For the purpose of complying with NZ GAAP, the Fund is a for-profit entity. The financial statements comply with New Zealand equivalents to International Financial Reporting Standards (NZ IFRS) issued by the New Zealand Accounting Standards Board and International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board, and other applicable financial reporting standards as appropriate for for-profit oriented entities. The financial statements of the Fund have been prepared in accordance with Tier 1 for profit reporting requirements outlined in the External Reporting Board's Accounting Standards Framework (XRB-A1) and they have been prepared on the assumption that the Fund operates on a going concern basis.

### **b) Basis of measurement**

The financial statements have been prepared on an accruals basis and are based on historical costs modified by the revaluation of selected assets and liabilities for which the fair value basis of accounting has been applied.

The Statement of Financial Position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not classified between current or non-current.

The Scheme is not registered for GST and the financial statements are stated inclusive of GST where applicable.

### **c) Functional and presentation currency**

The functional currency of the Fund is New Zealand dollars (NZD).

The financial statements are presented in NZD and rounded to the nearest thousand (\$'000) unless otherwise stated.

### **d) Uses of estimates and judgements**

The preparation of financial statements necessarily requires estimation and judgements. The resulting accounting estimates, by definition, may not equal the related actual results. The most significant judgement made in the preparation of these financial statements relates to the reliance on the underlying Fund Manager's valuation of Level 2 financial assets at fair value through profit or loss which is detailed in note 8.

### **e) Accounting Policies**

The principal accounting policies applied in the preparation of these financial statements are set out in the accompanying notes where an accounting policy choice is provided by NZ IFRS. A policy is also included when it is new, has changed, is specific to the Fund's operations, or is material. Where NZ IFRS does not provide an accounting policy choice, the Fund has applied the requirements of NZ IFRS but a detailed accounting policy is not included.

### **f) Investment entity**

The Fund meets the definition of an investment entity. The Manager determined that the Fund meets the definition of an investment entity by considering the number of unitholders in the Fund. The Fund's business purpose which is to generate a return to unitholders from capital appreciation and that substantially all of the funds financial assets are measured and evaluated on a fair value basis.

### 3. Standards, amendments, and interpretations to existing standards

NZ IFRS 18 *Presentation and Disclosure in Financial Statements (NZ IFRS 18)* will replace NZ IAS 1 *Presentation of Financial Statements*. The effective date for NZ IFRS 18 is for annual periods beginning on or after 1 January 2027. The Fund and Scheme have not early adopted NZ IFRS 18.

NZ IFRS 18 sets out the requirements for the presentation and disclosure of information in the financial statements and will not change the net profit reported, only the disclosure of information. The impact on the disclosures for the Fund and Scheme is yet to be determined.

Several amendments and interpretations apply for the first time in 2026, but do not have an impact on the financial statements of the Fund and Scheme.

### 4. Revenue

Revenue is recognised to the extent that it is probable that economic benefits will flow to the Fund and the revenue can be readily measured.

**Interest revenue** is recognised using the effective interest rate method, and includes interest earned on cash equivalents.

**Dividend and distribution revenue** is recognised when the right to receive the payment is established.

**Net realised and unrealised gains or losses on financial instruments at fair value through profit or loss** are calculated as the difference between the fair value at sale or redemption, or at reporting date, and the fair value recorded at the date of the last valuation. This difference includes both realised and unrealised gains and losses but does not include interest or dividend revenue.

**Other revenue** includes rebates received by the Fund due to its holding in the Private Land and Property Portfolio, the rebate is calculated daily on the value of the holdings and recognised monthly on receipt. Other revenue also includes withdrawal fees paid by members who have sold units with a value greater than the annual withdrawal threshold, as noted in the Product Disclosure Statement (PDS).

### 5. Unitholders' funds

Units issued by the Fund provides the unitholders with the right to require redemption for cash at the value proportionate to the unitholders' share in the Fund's net asset value. The units qualify as 'puttable instruments' and are classified as equity.

## 6. Investment in the Private Land and Property Portfolio

The Fund provides investors with an opportunity to invest primarily in a specialised portfolio of unlisted, agricultural and horticultural land and other property investments in New Zealand (including land, buildings, bearer plants, and plant and equipment, which are together referred to as 'Property').

This is achieved through investing in the Private Land and Property Portfolio (PLPP) of the Booster Investment Scheme. The Fund owns 100% of the units in PLPP. The following schedule outlines the underlying assets in PLPP the Fund is invested in at 31 March.

	2026 \$'000	2025 \$'000
<b>Assets</b>		
Cash and cash equivalents	1,257	2,771
Trade receivables	431	1
Prepaid Expenses	2,626	1,279
Biological assets	1,968	3,025
Investment property	163,771	164,236
Financial assets at fair value through profit or loss	28,285	22,891
Property, plant and equipment	16,173	16,224
<b>Total Assets</b>	<b>214,511</b>	<b>210,427</b>
<b>Liabilities</b>		
Trade payables	227	377
Borrowings	13,750	3,750
Income in advance	19	83
<b>Total Liabilities</b>	<b>13,996</b>	<b>4,210</b>
<b>Net assets attributable to unitholders of PLPP</b>	<b>200,515</b>	<b>206,217</b>

The financial statements for PLPP are prepared under International Financial Reporting Standards, which differs to the approach applied for unit pricing purposes. The main difference is in the valuation of certain assets.

For unit pricing purposes these assets are valued at fair value, however due to the nature of these assets in the Financial Statement they are classified as Property, Plant and Equipment and valued at cost. There may also be occasions where the financial statements are adjusted for information that becomes available post balance date relating to the year end valuation in accordance with accounting standards. Unit pricing is adjusted on the date the new information is received.

For more information on the underlying assets of PLPP please refer to the 'Other material information' document, which can be found on the disclose register for BIS 2 :

<https://disclose-register.companiesoffice.govt.nz/>

## 7. Cash and cash equivalents

	2026 \$'000	2025 \$'000
<b>Cash at Bank - Total</b>	<b>1,022</b>	<b>1,494</b>
<b>Reconciliation of profit or loss to net cash from operating activities</b>		
	2026 \$'000	2025 \$'000
<b>Profit</b>	<b>1,314</b>	<b>(1,688)</b>
Net unrealised gains on financial instruments held at fair value through profit or loss	2,231	3,899
Net purchases of financial assets	5,950	(92,880)
Change in receivables	(295)	81
Change in payables	(8)	83
<b>Net cash outflows from operating activities</b>	<b>9,192</b>	<b>(90,505)</b>

## 8. Financial assets and liabilities at fair value through profit or loss

Subsequent to initial recognition, all financial instruments at fair value through profit or loss are measured at fair value with changes in their fair value recognised in profit or loss within the Statement of Comprehensive Income, resulting in transaction costs being reflected in the movement in fair value for the period.

NZ IFRS 13 Fair Value Measurement, requires the Fund to measure and disclose fair values using the following fair value hierarchy:

Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities;

Level 2: inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices);

Level 3: inputs for the asset or liability that are not based on observable market data.

The Fund's financial assets and liabilities at fair value through profit or loss are classified as follows:

NZ IFRS 13 Fair Value Measurement	2026 \$'000	2025 \$'000
Level 1	-	-
Level 2	206,630	214,811
Level 3	-	-
<b>Total financial assets</b>	<b>206,630</b>	<b>214,811</b>

### Measurement of fair value of financial instruments classified as Level 2

Financial instruments classified as being Level 2 include holdings in managed investment funds.

#### *Managed Investment Funds*

The Fund's holdings in managed investment funds are valued at the redemption price quoted by the manager of those funds and, where applicable, adjusted for information that becomes available post balance date relating to the year end valuation.

There were no transfers between Level 1 and Level 2 in 2026 or 2025, and there were no financial instruments classified as Level 3.

## 9. Financial risk management

As at reporting date, the Scheme's only Fund is invested in an unlisted managed investment scheme and cash and cash equivalents. Risks arising from holding financial instruments are managed through a process of on-going identification, measurement and monitoring. The Fund may be exposed to credit risk, market price risk and liquidity and cash flow risk arising from the financial instruments it holds.

The risks are measured using a method that reflects the expected impact on the results and net assets attributable to Unitholders of the Fund from reasonably possible changes in the relevant risk variables.

Information about these risk exposures at the reporting date, measured on this basis, is disclosed below. Information about the total fair value of financial instruments exposed to risk, as well as compliance with established investment mandate limits, is also monitored by the Manager. These mandate limits reflect the investment strategy and market environment of the Fund, as well as the level of risk that the Fund is willing to accept, with additional emphasis on selected industries. This information is prepared and reported to relevant parties within the Manager on a regular basis (ranging from daily to monthly depending on the nature of the information) as deemed appropriate.

In order to avoid excessive concentrations of risk, the Manager monitors the Fund's exposure to ensure concentrations of risk remain within acceptable levels. The risk management policies employed by the Manager to manage these risks are discussed below.

## 9. Financial risk management continued

### Credit risk

Credit risk represents the risk that the counterparty will fail to discharge an obligation and cause the Fund to incur a financial loss.

With respect to credit risk arising from the financial assets of the Fund, the Fund's exposure to credit risk arises from default of the counterparty, with the current exposure equal to the fair value of these instruments as disclosed in the Statement of Financial Position. This does not represent the maximum risk exposure that could arise in the future as a result of changes in values, but best represents the current maximum exposure at the reporting date.

The credit risk exposure has been prepared on the basis of the Fund's direct investments only and not on a look through basis for investments held indirectly through managed investment funds. Where the Fund invests into managed investment funds ("underlying funds") managed by the Manager, the investment strategies of these underlying funds aim to achieve an appropriate diversification of investments to manage their credit risk. As at reporting date the Fund's investments in managed investment funds that were indirectly exposed to credit risk are set out in the table to follow.

The Manager does not consider there to be significant credit risk in relation to accounts receivable or cash equivalents. Accounts receivable is made up of unsettled sales of financial assets or income receivables, all of which have settled subsequent to the reporting date.

The table below shows the maximum credit risk exposure and the credit quality by class of asset for debt instruments and cash at bank using Standard and Poor's rating categories.

	2026 \$'000	2025 \$'000
<b>Indirect credit exposure</b>		
Investments in managed funds that are indirectly exposed to credit risk	1,688	2,772
<b>Direct credit exposure</b>		
Cash at bank: AA-	1,022	1,494

The Fund holds no collateral or any other security over their financial assets subject to credit risk. The credit risk for cash and cash equivalents are low as funds are held by a well-established NZ bank, with an AA- Standard & Poor credit rating.

The Fund measures credit risk and expected credit losses using probability of default, exposure at default and loss given default. Management consider both historical analysis and forward looking information in determining any credit loss. Management consider the probability of default to be close to zero as the instruments have a low risk of default. As a result, no loss allowance has been recognised, as any such impairment would be wholly insignificant to the Fund.

### Market price risk

Market price risk is the risk that the value of the Fund will fluctuate as a result of changes in market prices. This risk is managed by ensuring that all activities are transacted in accordance with mandates, overall investment strategy and within approved limits.

### Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Fund's only exposure to interest rate risk is on its cash and cash equivalents.

Cash and cash equivalents are current and the Fund does not consider there to exist any significant interest rate risk.

### Price risk

The Fund is exposed to security price risk. This arises from investments held by the Fund for which prices in the future are uncertain.

### Concentration Risk

The Fund's exposure to concentration risk is considered minimal through its investment in PLPP. PLPP holds a diversified portfolio across geographic regions and asset classes, limiting the Fund's exposure to any single investment or sector.

The table below summarises the sensitivity of the Fund's net assets attributable to unitholders to security price movements as at 31 March. If the prices of the securities in which the Fund invests in at the period end had increased or decreased by 10% with all other variables held constant, this would have had the following impact on the Statement of Comprehensive Income and Statement of Changes in Net Assets Attributable to Unitholders:

	2026 \$'000	2025 \$'000
Amount exposed to market risk	206,630	214,811
Market -10%	(20,663)	(21,481)
Market +10%	20,663	21,481

## 9. Financial risk management continued

### Liquidity risk

Liquidity risk is the risk that the Fund will experience difficulty in either realising assets or raising sufficient funds to satisfy commitments associated with financial liabilities and investments. Cash flow risk is the risk that future cash flows derived from holding financial instruments will fluctuate.

This risk applies in relation to withdrawing units through Booster. Unlisted Property investments by nature have relatively long sale timeframes. As a result, there is a risk that PLPP, which the Fund invests in, may be unable to sell a Property at the desired time to fully meet this Fund's withdrawal request or that Property may need to be sold at a lower value than its assessed market value in order to meet withdrawal requests. The Manager manages this risk by ensuring the Fund and PLPP are managed to provide various sources of limited liquidity for withdrawals (such as holding a proportion of PLPP's assets in cash to meet the expected liquidity requirements of investors, access to an undrawn portion of a borrowing facility in PLPP (though this facility is primarily available to implement the gearing strategy, not to provide liquidity to investors), and by applying a withdrawal fee that moderates demand for withdrawals).

Also, in a number of instances, PLPP holds separable Property titles in an area that the Manager believes could be readily sold to meet liquidity requirements if necessary without compromising the investment objectives of PLPP.

The Manager is confident that in the ordinary course of business any withdrawal of funds can be met through a corresponding redemption of units with PLPP within a period not exceeding 10 days, based on the Manager's analysis of the unitholders, and its assessment of the likely withdrawal demand.

Should full realisation of assets be required, it is reasonable to expect this may take greater than six months due to the nature of the underlying assets in PLPP.

## 10. Capital Risk Management

The Fund's capital is represented by redeemable units and is reflected in the net assets attributable to unitholders. In accordance with the risk management policies outlined in Note 9, the Fund invests contributions received in appropriate investments whilst maintaining sufficient liquidity to meet any withdrawal requests. Compliance with investment management mandate limits is monitored by the Manager with oversight from the Supervisor.

The Fund's units are quoted on the NZX Main Board, thus units can be sold through NZX Participants (such as a broker) or financial advisers.

The Fund has a minimum initial investment of \$1,000. Thereafter the investor may invest in \$500 increments. The Manager may vary minimum amounts from time to time at its discretion.

There are no externally imposed mandate limits.

## 11. Auditor's remuneration

	2026 \$'000	2025 \$'000
Audit of financial statements - Ernst & Young	24	23
Other Assurance Services - Ernst & Young	2	2
<b>Total auditor's remuneration</b>	<b>26</b>	<b>25</b>

Other assurance services relate to the audit of the Scheme's registry.

The Fund contributes to an expense recovery account for fund expenses such as audit fees during the year. The audit fees are paid from the expense recovery account. This account is not shown in the financial statements as it relates to BIS2 at the Scheme level rather than the individual fund level.

## 12. Related parties

### a) Responsible entities

Booster Investment Management Limited (BIML) is the Manager of the Scheme. BIML is a wholly owned subsidiary of Booster Financial Services Limited.

Public Trust is the Supervisor for the Scheme. None of these related parties holds or held units in the Fund. Asset Custodian Nominees Limited (ACNL) is wholly owned by Booster Financial Services Limited. ACNL holds units in the Fund on behalf of investors in its capacity as a custodian company for the Booster Wrap Administration System.

The Manager and Supervisor provide key management personnel (KMP) services to the Funds.

### b) Manager's management fees and other transactions

Under the terms of the Trust Deed, the Manager is entitled to receive management fees from the Funds within the Scheme. These fees are disclosed in the Statement of Comprehensive Income as "Management fees".

The Manager and/or the Supervisor are entitled to deduct or be reimbursed out of the Funds within the Scheme for other costs, disbursements, charges, or expenses incurred. The Fund incurred an expense recovery charge of \$157,000 in the year (2025: \$140,000), with \$13,000 outstanding at the reporting date (2025: \$14,000). No additional deductions or reimbursements occurred in the current year (2025: nil).

Fees due to the Manager at the reporting date are \$183,000 (2025: \$190,000). Total fees charged for the year are shown in the Statement of Comprehensive Income.

### c) Fees paid to the Supervisor

Under the terms of the Trust Deed, the Supervisor is entitled to receive Supervisor fees. The fees paid to the Supervisor by the Fund during the reporting period are disclosed in the Statement of Comprehensive Income as "Supervisor fees".

Fees due to the Supervisor at the reporting date are \$5,700 (2025: \$5,900). Total fees charged for the year are shown in the Statement of Comprehensive Income.

### d) Managed Fund Rebates

As PLPP is a related party of BIML, BIML rebates its management fee of 1% where it relates to investments in the Fund. Rebates received are included in the Statement of Comprehensive Income as "Other revenue". Total rebates with respect to the investment in PLPP for the year are \$2,324,000 (2025: \$2,086,000), with \$175,000 outstanding at the reporting date (2025: \$202,000).

### e) Investment in funds managed by related parties

With the exception of cash and cash equivalents, the Scheme invests directly into Booster Investment Scheme's Private Land and Property Portfolio. Refer to Note 6 for further details.

12. Related parties continued

f) Investment by funds managed by related parties

Other funds managed by BIML invest in the Fund, as follows as at 31 March:

	2026 \$'000	2025 \$'000
<b>Booster KiwiSaver Scheme</b>		
Booster KiwiSaver High Growth Fund	27,177	27,008
Booster KiwiSaver Balanced Fund	21,826	21,690
Booster KiwiSaver Growth Fund	20,228	20,102
Booster KiwiSaver Socially Responsible High Growth Fund	17,092	16,985
Booster KiwiSaver Geared Growth Fund	16,271	16,169
Booster KiwiSaver Socially Responsible Balanced Fund	6,415	6,375
Booster KiwiSaver Moderate Fund	5,257	5,224
Booster KiwiSaver Socially Responsible Geared Growth Fund	1,712	1,702
Booster KiwiSaver Socially Responsible Growth Fund	1,372	1,363
Booster KiwiSaver Socially Responsible Moderate Fund	816	811
<b>Booster SuperScheme</b>		
Booster SuperScheme Balanced Portfolio	8,304	8,252
Booster SuperScheme Growth Portfolio	7,344	7,298
Booster SuperScheme High Growth Portfolio	3,484	3,462
Booster SuperScheme Conservative Portfolio	1,461	1,452
Booster SuperScheme Socially Responsible High Growth Portfolio	1,092	1,085
Booster SuperScheme Socially Responsible Balanced Portfolio	994	987
Booster SuperScheme WPS High Growth Portfolio	1	1
Booster SuperScheme Sterling Socially Responsible Balanced Portfolio	770	765
<b>Booster Investment Scheme</b>		
Balanced Fund	3,615	3,592
Growth Fund	1,943	1,931
Socially Responsible Balanced Fund	1,679	1,669
High Growth Fund	1,412	1,403
Moderate Fund	930	924
Socially Responsible High Growth Fund	846	841
Focus Balanced Fund	758	754
Shielded Growth Fund	540	537
Focus High Growth Fund	416	413
Socially Responsible Moderate Fund	405	403
Focus Moderate Fund	283	282
Focus Growth Fund	279	277
Socially Responsible Growth Fund	127	126
Defensive Fund	23	23

### 13. Taxation

As a Listed PIE, the Fund is liable for tax at the prevailing company tax rate (28%) on taxable interest and dividends and gains and losses from its investments after the deduction of management fees and other deductible expenses. The Fund pays tax to cover the tax liability in full, for which it accumulates imputation credits. Annually a Listed PIE is required to attach imputation credits to the fullest extent under the tax rules to its distribution.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

	2026	2025
	\$'000	\$'000
Tax expense comprises:		
Current tax expense/(benefit)	1,758	1,665
<b>Total tax expense</b>	<b>1,758</b>	<b>1,665</b>

The prima facie income tax expense on profit before tax reconciles to the income tax expense in the Financial Statements as follows:

	2026	2025
	\$'000	\$'000
Tax expense comprises:		
Profit before tax	3,072	(23)
<b>Listed PIE profit before tax</b>	<b>3,072</b>	<b>(23)</b>
Less: Income not assessable for taxation	(3,207)	(5,971)
Taxable Income	<b>6,279</b>	<b>5,948</b>
Income tax using the statutory income tax rate 28%	1,758	1,665
<b>Income tax expense as per Statement of Comprehensive Income</b>	<b>1,758</b>	<b>1,665</b>

	2026	2025
	\$'000	\$'000
<b>Imputation credits</b>		
Imputation credits brought forward	-	-
Imputation credits available resulting from the payment of the provision for tax	2,061	1,502
Imputations utilised in the period	(2,059)	(1,502)
<b>Imputation credits available 31 March</b>	<b>2</b>	<b>-</b>

#### 14. Distributions

During the period, the Fund paid the following distributions:

	2026	2025
	\$'000	\$'000
Quarter 1	1,187	265
Quarter 2	1,105	1,113
Quarter 3	1,786	1,144
Quarter 4	1,216	1,341
<b>Total distributions paid to unitholders in the period (net of imputation credits)</b>	<b>5,294</b>	<b>3,863</b>

#### 15. Earnings per unit

The basic earnings per units (EPU) is calculated by dividing profit after tax for the period attributable to unitholders by the weighted average number of units on issue during the period at a Fund level.

The Fund's diluted EPU is the same as the basic EPU since the Fund has not issued any instrument with dilutive potential.

	2026	2025
	\$'000	\$'000
Profit after tax	1,314	(1,688)
Weighted average number of units	161,382	120,045
<b>Basic and diluted earnings per unit (cents per unit)</b>	<b>0.81</b>	<b>(1.4)</b>

#### 16. Net tangible assets per unit

Net tangible assets per unit is a non-GAAP measure. The net tangible assets per unit is calculated on a Fund basis by dividing the net assets attributable to unitholders by the units on issue at the end of the period.

	2026	2025
	\$	\$
Net tangible assets per unit	1.29	1.31

#### 17. Contingent assets, liabilities, and commitments

There are no outstanding contingent assets or liabilities or commitments at the reporting date (2025: none).

## 18. Other Matters

### FMA Proceedings against the Manager of the Scheme

On Wednesday 12 June 2024, the Financial Markets Authority (FMA) filed civil proceedings against Booster Investment Management Limited (BIML) and five of its Senior managers and executive directors (the BIML Individuals). The FMA's Statement of Claim alleges 75 causes of action against BIML and the BIML Individuals relating to 18 investments made by BIML between 2017 and 2023, into a limited partnership, the Booster Tahī Limited Partnership (Tahī), which invested into a series of New Zealand wine businesses, later amalgamated into the Booster Wine Group. The causes of action against BIML allege breaches of the following provisions of the FMCA:

- o section 143(1): a failure to act in the best interests of the Booster Scheme participants by investing in the circumstances;
- o section 143(2): a failure to carry out functions of a manager in accordance with the governing document, SIPO and other issuer obligations;
- o section 173: entering into a transaction giving related party benefits without obtaining the supervisor's consent or certification that the transaction falls under an exception specified in the FMCA; and
- o section 144: a failure to exercise the requisite care diligence and skill when exercising BIML's power to invest scheme property.

The FMA is seeking declarations; pecuniary penalties (with a maximum penalty of \$600,000 for BIML per charge); a court determined inquiry into damages to determine any harm or loss any investors suffered as a result of any breach; and costs. Booster is defending the FMA's claims. Any legal costs that are incurred and any pecuniary damages that may be imposed are the expenses of BIML directly and will not impact this Scheme. It is difficult to calculate exposure to BIML at this early stage. In terms of penalty if BIML is found to have contravened the FMCA, the court will have regard to s 506 of the FMCA (which provides that a person is only liable to 1 pecuniary penalty order for the same conduct) and the totality principle (i.e. that the total penalty should reflect the overall seriousness rather than merely the number of charges). The court case is expected to begin in February 2027.

The Scheme does not invest in Booster Tahī Limited Partnership but PLPP in which it invests does lease property and undertakes commercial transactions with the Booster Wine Group. We do not anticipate any material impact on the fund.

## 19. Events occurring after reporting date

No other significant events have occurred since the reporting date which would impact on the financial position of the Scheme or on the financial performance and cash flows of the Scheme for the year ended on that date.



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## Independent auditor's report to the Unitholders of the Private Land and Property Fund

### Opinion

We have audited the financial statements of the Private Land and Property Fund (the "Fund", the only constituent fund of Booster Investment Scheme 2 (the "Scheme")) on pages 1 to 14, which comprise the statement of financial position of the Fund as at 31 March 2026, and the statement of changes in net assets attributable to Unitholders, the statement of comprehensive income and the statement of cash flows for the year then ended of the Fund, and the notes to the financial statements including material accounting policy information.

In our opinion, the financial statements on pages 1 to 14 present fairly, in all material respects, the financial position of the Fund as at 31 March 2026 and its financial performance and cash flows for the year then ended in accordance with New Zealand equivalents to International Financial Reporting Standards and International Financial Reporting Standards.

This report is made solely to the Fund's Unitholders, as a body. Our audit has been undertaken so that we might state to the Fund's Unitholders 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 Fund and the Fund's Unitholders, as a body, for our audit work, for this report, or for the opinions we have formed.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We are independent of the Fund and the Scheme in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards)* (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with Professional and Ethical Standard 1.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Ernst & Young provides other assurance services to the Fund or Scheme. Partners and employees of our firm may deal with the Fund on normal terms within the ordinary course of the business of the Fund. We have no other relationship with, or interest in, the Fund or Scheme.

### Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.



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We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the financial statements* section of the audit report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinions on the accompanying financial statements.

## Fair Value of the Investment in Private Land and Property Portfolio

Why significant	How our audit addressed the key audit matter
<ul style="list-style-type: none"><li>▪ The Fund's investment in Booster Investment Scheme's Private Land and Property Portfolio (the "Portfolio") represents substantially all the Fund's assets as at 31 March 2026.</li><li>▪ As the Fund is an investment entity, while it owns 100% of the Portfolio, this is not consolidated. The investment in the Portfolio is measured at fair value through profit or loss.</li><li>▪ As detailed in the financial statements, the most significant component of the unit pricing of the Portfolio is the fair value of the properties it holds. The valuation of these assets is critical to the valuation of the Fund's interest in the Private Land and Property Portfolio.</li><li>▪ The valuation of the properties includes key estimates and assumptions which are influenced by, among other matters, prevailing market conditions. As a result, significant assumptions used in the valuation are inherently subjective. A small difference in any one of the key assumptions, when aggregated, could result in a significant change to the valuation of the properties.</li><li>▪ The fair value of the properties is determined by the Manager of the Portfolio. In assessing the fair value of properties, the Manager considers the most recent external valuation of the relevant property.</li></ul>	<p>Our audit procedures in relation to the valuation of the Fund's investment in the Portfolio focussed on the valuation of properties within that Portfolio. This included:</p> <ul style="list-style-type: none"><li>▪ Holding discussions with management to understand:<ul style="list-style-type: none"><li>▪ The valuation methodology applied to the properties; and</li><li>▪ Changes in lease arrangements of each property, where relevant.</li></ul></li><li>▪ Considering the most recent external valuations received and assessing the reasonableness of significant input assumptions used by the valuers.</li><li>▪ Assessing the competence, capabilities and objectivity of the external valuers.</li><li>▪ Meeting with external valuers to discuss the valuations completed during the year and any changes in market prices during the period to 31 March 2026.</li><li>▪ Utilising our internal real estate valuation specialists to assist in considering the more significant or subjective matters relating to a sample of external property valuations, including assessing the appropriateness of the methodology utilised and the reasonableness of significant assumptions adopted.</li></ul> <p>In addition, in relation to the valuation of the Fund's investment in the Portfolio our audit procedures included assessing the unit pricing</p>



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- The Manager records the investment in the Portfolio based on the unit pricing assessed for the Portfolio, which includes property valuations for both leased and non-leased properties as well as other adjustments as considered appropriate.
  - Disclosure regarding the Fund's investment at 31 March 2026 are included in Notes 6 and 8 to the financial statements.
- used to value the Fund's investment in the Portfolio and the appropriateness of adjustments made between the total assessed property values and this amount.
- We also assessed the disclosures in the financial statements, including whether they appropriately reflected the Fund's exposure to financial instrument risk, with reference to NZ IFRS 7 *Financial instruments: Disclosures*.

### Information other than the financial statements and auditor's report

The Manager of the Fund is responsible for the other information. The other information comprises the annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

If, based upon 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.

### Manager's responsibilities for the financial statements

The Manager is responsible, on behalf of the Fund, for the preparation and fair presentation of the financial statements in accordance with New Zealand equivalents to International Financial Reporting Standards and International Financial Reporting Standards, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing on behalf of the Fund, the Fund'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 Manager either intends to liquidate the Fund or cease operations, or have no realistic alternative but to do so.

### Auditor's responsibilities for the audits of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (New Zealand) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and



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are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of Unitholders taken on the basis of these financial statements.

A further description of the auditor's responsibilities for the audits of the financial statements is located at the External Reporting Board's website: <https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-2/>. This description forms part of our auditor's report.

The engagement partner on the audit resulting in this independent auditor's report is Sam Nicolle.

*Ernst + Young*

Chartered Accountants  
Wellington  
23 June 2026



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Booster Investment Scheme 2:  
Private Land and Property Fund  
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