



ALEXANDRA
PARK



AUCKLAND TROTTING CLUB

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MEMBERS 2022-2023

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of Members of the Auckland Trotting Club Inc. will be held:

DATE: Tuesday, 24 October 2023

TIME: 6.00pm

VENUE: Tasman Room, Alexandra Park Raceway, Epsom

BUSINESS:

1. To receive the report of the Board, consider and adopt the Financial Statements and receive the Auditor's Report for the year ended 31 July 2023.

2. To elect Directors. This year, there is one director to be elected.

The following nomination has been received for Elected Director positions:

Len Oughton

As the number of nominated candidates does not exceed the number of vacant Elected Director positions (one) the President shall declare the one candidate successful at the AGM.

3. To consider and, if thought fit, to pass the following resolution as proposed by the Board.

BACKGROUND

The Board recommends to members that the following resolution be passed. Each lease/licence (as proposed to be entered into/varied detailed below) will:

- (a) have no material or any negative impact on the Club's activities; and
- (b) enable the Club to obtain new additional sources of revenue.

Resolution 1: Enter into leases of land owned by the Club where the term of a lease is more than 12 years (including rights of renewal), or the net rent income exceeds \$200,000 per annum.

"That, in respect of each of the existing Tesla Licence, Spark Lease and Lumo Licence (referred to in the Explanatory Notes below and with each being referred to in this resolution as an "Agreement"), the Board be authorised to agree and enter into all relevant documentation in respect of each Agreement so as to give effect to the following:

- (a) Tesla Licence: a term which, if all rights of extension are exercised, would be 18 years.

- (b) Spark Lease: a term which, if all rights of renewal are exercised, would be 24 years.
- (c) Lumo Licence: a term which, if all rights of renewal are exercised, would be 24 years".

EXPLANATORY NOTES TO RESOLUTION

The Constitution restricts the Board's ability to enter into leases of land owned by the Club where the term of a lease is more than 12 years (including rights of renewal), or the net rent income exceeds \$200,000 per annum.

The current term of each Agreement is:

Tesla Licence: Initial term of 6 years term plus one right of extension for a further term of 6 years (Total 12 years)

Spark Lease: Initial term of 6 years term plus three rights of renewal each for a further term of 6 years (Total 24 years)

Lumo Licence: Initial term of 12 years with no further terms

It is proposed that the rights to extend/renew the terms under each Agreement be varied as follows:

- (a) *Tesla Licence: by granting a further term of 6 years meaning if all extensions are exercised, the entire term of the licence would be 18 years.*
- (b) *Spark Lease: the existing initial term of 6 years plus three rights of renewal each of 6 years will remain unaltered meaning if all renewals are exercised, the entire term of the lease would be 24 years.*
- (c) *Lumo Licence: by granting a further two rights of renewal each of 6 years meaning if all renewals are exercised, the entire term of the licence would be 24 years.*

The net annual rental of each Agreement does not exceed \$200,000 per annum.

The intended land uses under each Agreement will have no material or negative impact on the Club's activities. Each Agreement will provide additional and new sources of regular income for the Club.

4. To consider and set the annual remuneration for the Board pursuant to clause 11.13(a) of the Constitution.
5. General Business

Jamie MacKinnon
President
5 October 2023





PRESIDENT'S REPORT

JAMIE MACKINNON
PRESIDENT



The resilience of the club, its business and racing activities was again put to the test over the last 12 months. The detailed financial performance of the club is set out in the accounts and it is pleasing to report that despite the challenging environment we have achieved and EBITDA of +\$1 million compared to a budget of \$908,000, an increase of 15%.

Building on this strong performance our 2023/24 budget projected EBITDA of around \$2 million of which, it is the Board's decision to split this between increasing stakes, race night infrastructure and cash reserves.

This past year the key financial focus was to address the net debt position. We announced at the 2022 AGM that a sale and purchase agreement for Franklin Park the Pukekohe training centre had been entered into, the price being \$100 million.

This was conditional on three points, (a) approval by Members, (b) approval by Harness Racing New Zealand, (c) a successful Private Plan Change.

Matters (a) and (b) were obtained and the Private Plan Change was heard late last year with it being consented to by the independent commissioners earlier this year.

As you will be aware, certain parties appealed that decision. A mediation in the Environment Court occurred in July and the matters were satisfactorily resolved.

As at the date of writing this report, the club is just now awaiting the Environment Court's sealing of the agreement reached at the mediation in July. Once that is done Mt Hope is due to then declare the contract unconditional and pay the balance of the deposit. The Board is hopeful that by the time the AGM occurs the contract will be unconditional.

Once full settlement is received it is projected the club will have surplus funds of approximately \$15 million with all debt paid in full. Ongoing costs associated with the sale and bank interest costs currently between 7.6% and 8.3 % have eroded our equity down from what was earlier projected at \$25 million.

As we moved into the new year, high on the list of priorities was to maximise the most out of our commercial leasing and given that much of this was developed with hospitality tenants in mind the aftermath of Covid has not been kind to this industry. All spaces have attracted plenty of interest and for various reasons we are not 100% full. There are still two tenancies available, one of these being the prime trackside site at the opposite end of building B to the Lone Star. Further updates will be communicated to members as this progresses.

Last year as we emerged from the Covid lockdowns the Board made a strategic decision to rethink our exposure to the function business. The plan was to convert some of the function spaces to rental tenancies and the remaining spaces to be managed by a contract caterer. We have managed to achieve the best of both worlds with the tenancies delivering income in these spaces far greater than the function business did and the catering contracted to our existing caterer Fernz, owned and operated by Andrew and Naomi Blake.

I would like to thank Andrew, Naomi and their hard working team for consistently delivering food of a very high standard offering excellent value for money.

The Alex Café and Bar, central to our club's own hospitality operations has been a steady performer. Not an easy business to manage given the long opening hours required to comply with licensing conditions and the difficulties associated with staffing, a legacy of the border lockdowns and an ongoing issue for the hospitality industry. Special mention to Michelle Herbert who worked unbelievably long hours to hold the ship together. Not only was she managing, serving and pouring but also baking and cooking out the back. Not many like Michelle, thank you.

The TAB and Gaming management are valuable contributors to our hospitality hub, often working long hours to keep our customers happy, thank you. Congratulations to Carol Li who after many loyal years working at the ATC has been promoted to TAB Manager.

We welcome a new addition to the Alex, TAB and gaming hub, the Noel Taylor Lounge. This replaces the lounge formerly known as the Elsu. As most of our members will know, Noel was a former President and stalwart of the Auckland Trotting Club whose generosity paved the way for the creation of the Hall of Fame. This lounge will eventually house memorabilia of past champions of Alexandra Park for all members to enjoy.

As we neared the end of our financial year the much anticipated deal with international wagering group "Entain" was sealed with Racing Minister Kieran McAnulty announcing the partnership in June. The deal is two fold, a large injection of capital into funding of all three racing codes and the expertise that this international conglomerate brings to the table, a giant step up from the under resourced NZ TAB operations.

It's early days and at this point hard to get a line on as to what extent this will power up our harness racing industry. However, with the injection of an extra \$5 million for stake money immediately, early indications are very good. Couple that with Entain CEO, Dean Shannon announcing that he will put extra money into creating a bonus payment of \$12,000 for all two year olds winning their first race, this is a welcome incentive to not only encourage more two year olds to race but also to incentivise breeders to breed more mares more often. The payment on top of the winning stake will be split \$8,000 and to the winning owner and \$4,000 to the breeder.

Racing at Alexandra Park continues to be a mixed bag and this is influenced somewhat by decisions made at HRNZ.

HRNZ have absolute control over when we race, how often and on what days. It would be fair to say that their strategic plan does not align with ours with their insistence that we race our feature races at untimely dates of the year. It is our intention to restore our once well supported Christmas carnival back to what it once was and more. We will update members as we progress these discussions.

The level of funding allocated to the ATC compared to other clubs is another ongoing discussion with HRNZ. Our prized Woodlands Northern Derby, once the most valuable Derby in Australasia has been downgraded to the least valuable. The Auckland Cup raced for \$400,000 last year has also been downgraded to \$250,000.

We have a number of remedies at our disposal and the ATC Board is considering the appropriate response which we will advise in due course.

In spite of the shortfall in funding, this has not stopped us from progressing with our own club injection of funds into stake money which ultimately we hope will sustain and build participation in our region.

We will be announcing stake money increases courtesy of our operating surplus in the coming months but have already introduced minimum stake money at Alexandra Park of \$15,000, excepting amateur races and a joint funding arrangement between Woodlands Stud and our club which will see the Woodlands Northern Derby back at \$200,000 for the next edition.

Our racing committee Chaired by Scott Plant and comprising of Racing Director Karen Blanchard, Robert Dunn, Len Oughton, Jay Abernethy, Scott Phelan and myself has a good mix of traditional thinking mixed with a modern approach to developing new concepts to enhance racing at Alexandra Park. It's not an easy task to perform with the shortage of horses in the Auckland region but with the formation of a northern harness racing and programming bureau we hope to better manage the available horses to improve field sizes and betting options. My thanks to our racing committee who perform a job that at times is difficult to please all stakeholders.

The Auckland Trotting Club has many parts to it and the success of our club relies upon a cohesive effort that comes together to deliver to the strategic plans and expectations of the Board and club members. All of this is made possible by our management whose efforts of working as a team have assisted the club to navigate our way through some choppy waters. A special thank you from the Board to our senior Management team, Perrin Montgomery, Karen Blanchard, Mark Allen, John Farrier, Carole Jost and welcome to Brent Warren to the team, we may never encounter a mill pond but your performance this past 12 months gives the Board confidence we can continue to achieve no matter what the challenges are that lay ahead.

I would like to thank our Stewards who assist with the smooth running of our race night hospitality and for the contribution of their thoughts from time to time that help to keep the Board and management grounded.

To conclude I would like to express my thanks to our Board, Vice President Robert Dunn, Rod Croon, Scott Plant, Len Oughton, Shaun Brooks and our legal advisor Graham Harford. I could not perform my role without your collective wisdom, support and loyalty.

Thank you.



BOARD OF DIRECTORS



JAMIE MACKINNON

PRESIDENT

Jamie is Managing Director of Olympic Swiss Watches.

Jamie represents the Auckland Trotting Club on the Sires Stakes Board and on various HRNZ sub committees. He has been attending race meetings at Alexandra Park for more than 50 years and has been a member for 34 years.

Actively involved in breeding and racing a number of horses, Jamie has been fortunate to own or part own a number of well performed horses including Blazing Spirit, Kliklite, Maheer Lord, Cyclone Prince, Elios, Party On, Mataderos.

Jamie is determined to lead the club to a better future, retiring debt, increasing stake money and driving positive outcomes for members and all stake holders.



ROBERT DUNN

VICE PRESIDENT

Robert Dunn is the trainer for Diamond Racing which operates stables from Pukekohe in Auckland and Woodend Beach in Canterbury. Robert's successful career spans over 30 years and he is a two-time premiership winner. He has trained over 1,500 winners, including the New Zealand Cup, Dominion Handicap and Rowe Cup.

Serving as a Director of both The Auckland Trotting Club and Harness Racing NZ, Robert was recently inducted into The Addington Harness Hall of Fame and is also a member of the Caduceus Club Hall of Fame. Over the years, Robert has served on the Standardbred Breeders Association and the Trainers and Drivers Association.

Robert is totally committed to the Auckland Trotting Club and having continuity with its racing dates is essential along with racing on as many Friday's as possible.

BOARD OF DIRECTORS



ROD CROON

DIRECTOR

Rod has been a Board Director, including President and Vice President, for 16 of the past 19 years.

Rod has also recently served seven years on the NZ Racing Board. Rod has bred, owned, and raced many horses and is very determined to drive the future success of the Auckland Trotting Club.



LEN OUGHTON

DIRECTOR

Len is a Financial Adviser who was appointed to the Board in January 2020 following being a Race Night Steward for the previous four years. Len is a longtime member of the Auckland Trotting Club and is very passionate about Harness Racing and the future of our Club.

Through his association with Barry Purdon, Len has raced the very good horses Sky Major, Maxim, Jack's Legend and Cheer The Lady. Len has recently completed a Company Directors Course at the Institute of Directors New Zealand.



SCOTT PLANT

DIRECTOR

Scott is the former Managing Director of a nationwide freight company and worked for forty years in the transport industry. He retired eight years ago after selling his company Streamline Freight.

His passion for harness racing has seen him breed and racehorses, No Doctor Needed, Prince of Pops, Dance Time and Triple Eight among many others.

He is the current chairperson of the ATC racing committee which deals with all things racing and promoting ATC racing objectives with HRNZ.

Scott looks forward to ATC navigating its issues through to a successful position in the near future.



SHAUN BROOKS

INDEPENDENT DIRECTOR

Shaun is an experienced director and senior financial executive who has worked in CFO and general management positions across New Zealand, Australia, and Asia. Shaun was most recently the CFO of the Racing Industry Transition Authority (previously NZRB), a position he held for five years encompassing strategic, operational and financial leadership for the business.

GOVERNING STATEMENT

ROLE OF THE BOARD

The Board is the governing body of the club and is responsible for overseeing the club's operations, ensuring that its business is carried out in the best interests of the Members and stakeholders.

ETHICAL STANDARDS

All Board members, Management and staff are required to adopt standards of conduct which are ethical and comply with all legislative requirements. The national Racing Integrity Unit has set compliance standards with which the club's activities need to comply.

MANAGEMENT LIMITS OF AUTHORITY

The Board has delegated the day-to-day management of the club to the Senior Leadership Team. There are in place specific limits on the ability of the Management to incur expenditure, enter contracts, or acquire or dispose of assets without Board approval. The Club's Constitution also impose restrictions

on the Management and Board which preclude the sale of freehold land and limit borrowings which are secured by mortgage over land owned by the club without the prior approval of Members. In addition, Harness Racing NZ Inc has the authority to impose certain national standards with which the club needs to comply.

STRATEGY

The Board's specific responsibility is to approve strategic plans for the club and its business units and approve and review the:

- Annual Budgets**
- Major Capital Expenditure**
- Acquisitions, divestments and funding**
- The club's accounts**
- Oversee risk management**
- Compliance – Health and Safety, internal and legal compliance**
- Codes of conduct**
- Appointment of the CEO**
- Remuneration for the CEO, management team and staff**

STRATEGIC REVIEW

Each year the Board and Management develop and approve a Business Plan/ Budget which identifies opportunities and challenges for development, risks associated with the club's operations, funding requirements and resources.

MANAGEMENT REPORTING

Management is required to report to each monthly Board meeting in sufficient detail to enable the Board to assess progress against Annual Budgets, strategic goals and major projects. In addition, Management reports detail of compliance with legislative requirements such as Health and Safety.

COMMITTEES

Members of the Board are allocated positions on the following committees:

- Racing Committee**
- Audit and Finance Committee**
- Property Committee**
- Development Finance Committee**
- Remuneration Committee**

ATTENDANCE AT BOARD MEETINGS (12 IN TOTAL)

- J MacKinnon (President) 11/12**
- R Dunn (Vice-President) 9/12**
- R Croon 12/12**
- S Brooks 11/12**
- L Oughton 12/12**
- S Plant 12/12**





RACING REPORT

KAREN BLANCHARD
RACING DIRECTOR



As the Racing Director it is my pleasure to share the Auckland Trotting Club's racing performance for the year 1 August 2022 until 31 July 2023.

With the implementation of the NZ harness horses birthday's to 1st January HRNZ has a new structure for the process of finalising race dates, Group and Feature races, and stakes funding. These decisions are now in the hands of HRNZ Management with minimal input and consultation from the clubs which presents a series of challenges along the way as the changes are installed.

Auckland Trotting Club has had to adapt to this new regime at HRNZ and ultimately try to maximise our 32 race nights which included 11 Thursdays, 20 Fridays and New Years Eve for the past season.

In late January ATC faced the wrath of Mother Nature when the Auckland floods occurred and washed away the track surface.

Consequently, while the track repair was undertaken, the three February race nights including the Harness Millions Premier night were raced at Cambridge with racing returning to Alexandra Park on 3rd March.

In September we held our first Group 1 race the Woodlands Stud Caduceus Club 2 YO Fillies Classic on Spring Cup night which was won by Millwood Nike. Millwood Nike went on to win every other start she had ending her season with an unbeaten 14 lifetime starts and taking out the Franklin Vets Filly / Mare of the Year at Alexandra Park.

Traditionally Christmas racing at Alexandra Park was a very busy time for the club culminating with the Auckland Cup on New Years Eve.

This period now looks very different for us with the only Group 1 on the cards being the Queen of Hearts which for 2022 was won by Allamericanlover. The ATC is making changes where and when we can to bring this carnival back to having some vibrancy of the yester years.

New Years Eve still had a great family day atmosphere, and we always have great racing to witness at Alexandra Park however, with no Group 1's the star horsepower pool is diluted for those in attendance to watch.

With Karaka Sales in mid- February the NZBS Harness Millions race night for the 3-Year-Olds is run alongside this event. However due to the track re-surfacing work at Alexandra Park taking place at this time the 10-race card was transferred to Cambridge.

Millwood Nike won the 3YO filly race and Merlin was winner of the colts and geldings 3YO race.

Back at Alexandra Park in early March the Young Guns heats continued with the early 2-year-olds strutting their stuff and the 3-year-olds racing in various group races with this being the pathway for Group 1 and 2 glory at the end of the month.

The Group races run were the Woodlands Stud Northern Derby won by Merlin, Pascoes the Jewellers Northern Oaks won by Millwood Nike, Beckon Farms Young Guns C and G Final by Cold Chisel and the Crombie Lockwood Bloodstock Fillies Final by Treacherous Love.

Racing took a four-week break at Alexandra Park and then we were back at the end of April with the Dawson Harford Taylor Mile and NZ Messenger for the open class pacers and Lyell Creek Stakes and the Peter Breckon Memorial National Trot for the trotters. The winner of the Mile was Akuta and his stable mate Self Assured took out the NZ Messenger. While in the trotting ranks Muscle Mountain won both the Group races.

In the re-vamped calendar Auckland has a host of Group races concentrated in the last 2 weeks of May beginning with NZSS 3YO Trot Championship, which was won by Confessional, Millwood Nike taking the Magness Benrow 3YO Fillies, We Can have It All the inaugural IRT Young Guns Trotters Series, the ANZAC Cup was won by Eurocash and Kango winning the Roy Purdon Memorial.

A week later was the Auckland and Rowe Cup race night and during the night we had the Breckon Farms Northern Trotters Derby with Lovemto being the winner.

Later in the evening Love N The Port won the Reharvest Rowe Cup on the back of his experience racing in Auckland at the Christmas carnival holding him in good stead for this assault.

The Trillian Trust Auckland Cup was won by Akuta after he hadn't raced since winning the Taylor Mile back in April, a very good training performance by Mark and Nathan Purdon

Amongst other meetings there were 3 Mid-winter Christmas race nights through June and July with the Winter Rewards Finals on the final night of the season 28 July. There were 2 pacing races and 2 trotting races held throughout the evening.

The 31st of July is the end of the financial year for ATC and with a new racing season beginning on 1st August we are out with old and in with the new.

However, now with the harness horse's birthday and racing calendar running alongside the calendar year, from August until December we are about to witness some super harness racing action as the horses aim for best of their age group. Through this period, there will be special performances by horses, trainers, and drivers as they are all chasing Group 1 glory.

OVER-ALL PERFORMANCE

The season 1st August 2022 until 31 July 2023 promised so much for the ATC with no Covid restrictions looming. However late January 2023 we had to contend with the floods that hit Auckland Central, and the Alexandra Park track was wiped out to race on. While repairs were undertaken, we transferred the 3 February meetings to Cambridge which included the Harness Millions event. Racing commenced back at Alexandra Park on 3rd March on a superb new racing surface. During the past season the club has run 291 races down by 3 races on 21-22 which featured 2561 starters an increase of 88 on the previous year giving ATC an average field size of 8.8 runners. The club's average turnover per starter sat at \$8.9k and we finished the season with a GBR of 19.4% the best of any harness club in New Zealand that holds over 100 races.

The ATC Trainers and Drivers Premiership has another 4 months to go ending on 31 December to run in line with the horses change of birthday to 31st December 2023.

The Club returned over \$6.5 m in prizemoney to the industry participants and had a wagering turnover of \$22,896,914 at the ATC race meetings through the year.

As at 30th September 2023 the Leader Board looks like this –

TRAINERS –

Michelle Wallis & Bernie Hackett – 23 wins

Barry Purdon & Scot Phelan – 17 wins

A G Herlihy – 13 wins

DRIVERS –

Zachary Butcher – 19 wins

David Butcher – 17 wins

Crystal Hackett – 16 wins

JUNIOR DRIVERS –

Crystal Hackett – 16 wins

Alicia Harrison – 5 wins

Zev Meredith – 4 wins

Monica Ranger – 4 wins



GROUP 1
WINNERS

PRIZE \$	RACE NAME	HORSE NAME
\$110,000	Woodlands Stud Caduceus Club 2 YO Fillies Classic	Millwood Nike
\$100,000	Rosslands Queen of Hearts	Allamericanlover
\$90,000	Pascoes The Jewellers Northern Oaks	Millwood Nike
\$135,000	Woodlands Stud Northern Derby	Merlin
\$90,000	Dawson Harford Ltd Taylor Mile	Akuta
\$90,000	Peter Breckon Memorial National Trot	Muscle Mountain
\$90,000	Dawson Harford Ltd NZ Messenger Championship	Self Assured
\$150,000	Magness Benrow NZ Sires Stakes 3YOF Championship	Millwood Nike
\$180,000	Reharvest Rowe Cup	Love N The Port
\$90,000	Breckon Farms Northern Trotting Derby	Lovemeto
\$180,000	Trillian Trust Auckland Cup	Akuta

PRIZE \$	RACE NAME	HORSE NAME
\$200,000	NZB Standardbred Harness Million 3YO C and G	Merlin
\$150,000	NZB Standardbred Harness Million 3YO Filliy	Millwood Nike
\$75,000	NZB Standardbred Harness Million 3YO TROT	Lovemeto
\$45,000	Roy Purdon Memorial	Kango

LISTED
WINNERS

GROUP 2 WINNERS

PRIZE \$	RACE NAME	HORSE NAME
\$50,000	Lincoln Farms Franklin Cup	Alta Wiseguy
\$45,000	Alabar Classic	Sherlock
\$63,000	Peter Breckon Memorial Caduceus Club Ladyship Stakes	Millwood Nike
\$45,000	Auckland Co-op Taxis 300-3000 City of Auckland FFA	Copy That
\$63,000	Breckon Farms Young Gun Cardigan Bay Stakes	Cold Chisel
\$63,000	Crombie Lockwood Bloodstock Delightful Lady Classic	Treacherous Love
\$45,000	Lone Star Lyell Creek Stakes	Muscle Mountain
\$45,000	HR Fiskens and Sons Anzac Cup	Eurocash
\$52,900	Lone Star Sires Stakes Trotters Championship	Confessional

GROUP 3 WINNERS

PRIZE \$	RACE NAME	HORSE NAME
\$30,000	Caduceus Club Northern Breeders Stakes	Manhattan
\$30,000	Thames Goldfields Summer Cup	Copy That
\$30,000	Majestic Horse Floats Greenlane Cup	Resolve
\$27,500	HR Fiskens and Sons Northern Trotting Breeders Stakes	Rosie
\$27,000	Lincoln Farms The Founders Cup	Nicholas Cage
\$27,000	What The Hill at Woodlands Northern Trotting Oaks	Walkinonsunshine

TRACK REPORT



Starting from August 2022 we had three track records set in the 4 months to Christmas. The club was planning for a track re-surface during February however racing came to a grinding halt at Alexandra Park after the Anniversary Weekend Floods. There were several major places around the track that were completely gouged out.

However, with the planning of the ATC Property team John Farrier, Track Manager Moroni Akaiti and HRNZ John Denton the track was taken back to the base and given a complete re-surface. This work was completed over a two-week period, and we were back racing at Alexandra Park by the first week in March. Since then, we have had 4 more track records all by trotters, making it 6 trotting records and 1 pacing record in the year 1st August 2022 to 31st July 2023. A big thank you to our Track Manager Moroni who does a splendid job of preparing the track for the Club's race nights.

ADVANCE PARTY

PACER | TRACK |
01/09/2022 | 2 YO FILLY |
1700M | MOBILE | 2.00.4



DOUBLE DELIGHT

TROTTER | TRACK AND NATIONAL
| 24/03/2023 | OPEN | STAND |
MARES | 2200M | 2.44.5



ESCAPE THE PACE

TROTTER | TRACK |
18/11/22 | 3 YO FILLY |
MOBILE | 1 MILE | 1.59.6



IN A SINGLE MOMENT

TROTTER | TRACK |
28/07/2023 | 2 YO FILLY |
STAND | 2200M | 2.52.5



WALK IN ON SUNSHINE

TROTTER | TRACK |
04/04/2023 | 3YO FILLY |
MOBILE 2200M | 2.45



WE CAN HAVE IT ALL

TROTTER | TRACK |
19/05/2023 | 2YO FILLY |
MOBILE | 1700M | 2.08.3



CASTANA

TROTTER | TRACK |
18/11/2022 | 2 YO C AND G |
MOBILE | 2200M | 2.49.8



BUSINESS OVERVIEW

291
RACES

10.3^M
EXPORT TURNOVER

2561
STARTERS

12.6^M
TOTAL FIXED ODDS

32
RACE MEETINGS

3 ATC MEETINGS WERE HELD AT HRW DUE TO TRACK REPAIRS AFTER JAN 23 FLOODS

11
GROUP 1'S

8 6
GROUP 2 GROUP 3

19.4[%]
GBR/TO%

8.9^K
TURNOVER PER STARTER

6.5^M
PRIZE MONEY

8.8
AVERAGE FIELD SIZE

22.8^M
WAGERING TURNOVER

FRANKLIN PARK REPORT

Franklin Park Training Centre is a 96-acre harness racing training complex in Pukekohe. With Alexandra Park being the Premier Harness track in the North Island the training complex is a vital part of the Auckland Trotting Club's daily operation.

There are three training tracks and various barns around the site with between 160-200 horses trained on these tracks each day. These numbers fluctuate depending on the time of the year and the visiting trainers that are stabled in Pukekohe for the carnival racing programmed in the North.

Franklin Park also offers weekly trials and workouts for all the horses trained in greater Auckland area as well as attendance by the Waikato trainers depending on the racing schedules.

ACKNOWLEDGEMENT:

Thank you to Track Manager Graham Bayley and his team Greg Shirley, Tim Brosnan and Alan Nicolson who are dedicated in their preparation of the three tracks to ensure the best possible surfaces for the horses to work on each day as well as for those attending the weekly trials and workouts. The team also take care of all the grounds as well as the repairs and maintenance of the site.

With the weekly workouts and trials numbers averaging around 40 horses we can thank Ngaire Gordon, all the volunteers and ATC staff that contribute to them running so efficiently. This past season and moving forward there will be a mixture of Thursday, Friday, and Saturday's when the trials and workouts will be held to work in alongside the changing racing calendar.





MARKETING AND SPONSORSHIP

PETER GREEN

GENERAL MANAGER
SPONSORSHIP AND
MARKETING



The 2022/23 racing year was able to proceed as planned without any Covid disruptions, however the relocation to Cambridge Raceway of our three February summer race meetings was very unfortunate especially considering that one of these was our premier NZB Standardbred Harness Million race night. Promotion of our Spring Carnival kicked into gear early into our new racing year which attracted keen interest particularly on our Friday nights.

Hard on the heels of this, our Christmas at The Races hospitality packages sold exceptionally well for our November and December meetings. Across these five Friday nights, over 3,800 attendees enjoyed festive and lively celebrations within our premiere Top of The Park and Tasman Room hospitality facilities. It was indeed a real pleasure to experience the terrific oncourse vibe of these much-anticipated annual social events.

The large Alexandra Park Melbourne Cup Day promotion attracted a huge crowd to celebrate the race that stops two nations. Our onsite TAB, Alex Bar and Eatery, and Elsu Lounge were inundated with hundreds of patrons right throughout the day with many dressing up for the occasion and celebrating in style from early in the morning until late at night.

Our final race meeting of the calendar year on New Year's Eve brought together another large crowd for our only daytime race day and it was terrific to see so many young families oncourse to experience our Summer Bash event.

Our much-anticipated Woodlands Stud Northern Derby and Pascoes the Jewellers Northern Oaks night was an absolute highlight in March. This year, Pascoes The Jewellers celebrated its thirtieth year of sponsoring this renowned fillies race and we are so grateful for Pascoes ongoing support. In addition, the Northern Derby was the twentieth anniversary of Woodlands Stud's sponsorship of this iconic race which is an outstanding achievement.

The Cups Night Carnival held across the month of May is the pinnacle of our racing calendar.

The running of the Trillian Trust Auckland Cup, Reharvest Rowe Cup and Breckon Farms Northern Trotting Derby is a fitting finale to this carnival and the crowds arrived in vast numbers to support this night. Off-track highlights included the running of the 2023 National Style Stakes which attracted a select but very high-quality turnout of contestants who added colour, glamour, and high stakes fashion to the night.

The support from Boys Get Paid was outstanding and it was wonderful to see them in action with so many first-time Alexandra Park attendees amongst their group. Next year, Boys Get Paid are planning to arrive in far greater numbers which will add even more atmosphere to what was a magnificent evening. My personal thanks go to Jacqueline Roper and Dan Rack for their support with the hosting of the National Style Stakes and Boys Get Paid events respectively.

Mid-Winter Christmas at The Races nights again proved popular with numbers down on the previous year. It was very pleasing however that on our final night of our racing year in July that the Mid-Winter Christmas attendance was at full capacity right across all our main hospitality areas.

Social media continues to play a pivotal role in our communication strategy due to its unparalleled reach and engagement potential. Alexandra Park's use of multiple platforms including Facebook, Instagram and to a lesser extent LinkedIn continues to offer instant access to a wide audience. Our social media following grew steadily over the past year to now reach 14,745 across these platforms with over six hundred thousand impressions recorded.

Each year Alexandra Park gets in behind two key charities alongside HRNZ with first being the Blue September campaign and the other being the Team Teal campaign across February and March. In total, over \$3k was raised for these two charities by Alexandra Park and our patrons. I take this opportunity to thank my fellow colleagues, sponsors, agencies, suppliers, and media partners along with our exceptionally talented graphic designer Dani Wakelin for their support across the year.

SPONSORSHIP REPORT

Auckland Trotting Club is proud of the ongoing support that it receives from our Corporate Partners and Sponsors year-on-year. We would like to extend our sincere gratitude to you for your commitment right across the 2022/23 season as collectively you have contributed to the success of our harness racing and annual events programme.

Special acknowledgement goes to our major Corporate Partners who are the backbone of Alexandra Park's sponsorship. These organisations are Woodlands Stud, IRT, Breckon Farms, Alabar, Lincoln Farms and Dawson Harford Limited.

Two remarkable milestones occurred during the year which included Pascoes The Jewellers celebrating their thirtieth year of sponsoring the Northern Oaks. On the same evening, Woodlands Stud marked their twentieth anniversary of sponsoring the Northern Derby.

In what has been a tough economic climate, we thank each Corporate Partner, Sponsor, and supporter for being an essential part of our journey. We trust that you have enjoyed, and benefitted from your business relationships

with our club and we look forward to you continuing to be involved with us no matter how big or small your involvement.

Thank you to those who contributed to the 2022/23 season at Alexandra Park.

AIR MC LTD
 ALABAR (NZ) LTD
 ALEX BAR AND EATERY
 ARISTOCRAT TECHNOLOGIES
 AUCKLAND CO-OP TAXIS 300-3000
 BALLE BROS
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 HOUND
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 ASSOCIATION
 NI TRAINERS AND DRIVERS
 ASSOCIATION

SPONSORSHIP REPORT

NI STANDARD BRED BREEDERS ASSOCIATION
 NZ ONION CO.
 NZ STAFF
 OLEX MEDIAL
 OLYMPIC SWISS WATCHES
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 ROSE'S ALTERATIONS LIMITED
 ROTARY INT NZ
 SOFT SOLUTIONS

SOUTHERN CROSS PARTNERS
 SUPERIOR CABINS
 TAB
 THAMES HARNESS RACING CLUB
 THE BIDDLECOMBE FAMILY
 THE BOX SEAT
 THE GEM JOURNEY
 THE GREEN FAMILY
 THE OMAH GROUP
 THE PILKINGTON FAMILY
 THE RISING FOUNDATION
 THE RISING HAWAII – WAHINE TOA
 TONY WALLNUTT
 TOWNSEND SEEDS
 TRILLIAN TRUST
 WOODLANDS STUD
 VERO WERO
 VIVID COMPUTERS
 100% APPLIANCES





PROPERTY REPORT

JOHN FARRIER
PROPERTY MANAGER



Character of Alexandra Park is defined by the track and racing facilities. Incorporation of commercial uses within the grandstands provided opportunity to support and sustain activities. Comprehensive development arises from urban growth and underlying pressure associated with appreciation of land value. Current mix of uses together with planned introduction of compatible uses will enhance the Park as a desirable neighbourhood precinct with array of vibrant activity and energy. Residents need to embrace the dynamic by encouraging and accepting complementary enterprise.

The Property team is committed to providing a quality physical environment whilst making revenue contribution, building relationships and responding to development challenges. Revenue is achieved through tenancy rentals together with leased and casual parking. Property generated \$3.1m in revenue, an increase of \$0.8m. Return of show parking is welcome with thanks to the Body Corporate for facilitating pedestrian service lane access on occasions where ASB prohibits direct entry from the carpark.

Property provides broad range of activities in relation to buildings, grounds, and services. Maintenance of existing buildings and hard-standing areas presents ongoing challenge. Delayed commencement of the Parkview development is useful short-term whilst other parking arrangements are advanced, however, vacant buildings attract undesirable element which results in unauthorised removal of materials, graffiti and insecure premises requiring attendance.

Moroni Akaiti has grown in stature as Alexandra Park Track Manager with the track maintained to a consistent and high standard. There is welcome overview by John Denton, HRNZ Tracks Manager, in association with Graham Bayley and Tim Brosnan. Taking ownership and adherence to protocols without interference is key factor to performance. Seven track records were set over the past twelve months with one, a national record.

The 1-in-100-year storm on 27 January resulted in surface water inundation with track material washed to the infield marker pegs. The situation was exacerbated by a 223-Development soak-hole, adjacent to the top of the home straight, overflowing with run-off across the track gouging the base. Remediation and re-surfacing were

undertaken by Fulton Hogan using lime stabilizer to repair the base and sub-base with direction from John Denton. Thanks are extended to Wayne, Jay and Sailesh Abernethy for assistance given without hesitation.

Retrospective application for NZ Racing Safety Development Fund grant was withheld until cost of track reinstatement was confirmed. Further assistance will be sought for completion of Swab Box arrangements within the Stables building. Relocation allows fit-out for workshop in the current swabbing facilities and demolition of the standalone workshop makes way for parking in association with deconstruction of the Hall of Fame. Sincere thanks to Gilbert Myles and committee for understanding extended during disestablishment even though parties were in disagreement.

Rationalisation for future parking is ongoing consideration, with infield opportunity work in progress due to Auckland Rugby still not committing to development of a second playing. Thankfully ATEED acknowledged Campbell Crescent as a central Park 'n' Ride concert parking facility for events at Eden Park and Mt Smart Stadium. As a result, ATC hosted parking for Billy Joel, Ed Sheeran and Harry Styles together with arrangements for FIFA World Cup media and VIP guests. These have been unqualified success thanks to commitment and experience which Brian Quinn, ATC's Parking Manager, selflessly presents without discord, week in and week out, regardless of weather.

Auckland Rugby lease of the Delightful Lady Lounge (with Hobson Room gymnasium) is unsettled due to costs associated with reconfiguration and upgrade to provide changing facilities for men and women. Absence of relationship to infield playing fields makes this a less than feasible long-term solution for tenancy commitment. Lyell Creek / Owners and Trainers was rejected by the Board as an alternative proposition. Consideration is being given to a signature building accommodating Auckland Rugby and Sport Auckland. The Blues women's teams also seek to resolve future facilities with potential short-term portacom units in the rear carpark.

Fernz Catering has vacated the Function Centre office and main kitchen making way for future viable complementary tenancies at ground level. Fernz Catering operate out of Top of the Park and Tasman Room with off-site catering conflict part of ongoing business. Grand Park restaurant continues to provide high quality yum-char whilst patrons avail themselves of gaming opportunities. Potters Church occupies the Rutherford Room with crèche adjacent in the former Delightful Lady store.

Character of the Property Team is manifest in commitment exhibited by Ane Tatafu, House-keeping Supervisor, who leads by example with passion and humour despite lack of consideration shown by users. In-house Security is similarly well-served by Chris Start and Edward Tamalua who often deal with challenging situations. Russell Peart continues to surprise when making ends meet whilst Michael Kennedy fills boots vacated by Stewart Ashworth. Rational commercial direction and refreshing support was consistently on hand from Rod.



PROPERTY DEVELOPMENT

MARK ALLAN

PROPERTY DEVELOPMENT
DIRECTOR



The 2022/23 reporting period provided a welcome respite from the previously disrupted 2 years of both direct and indirect COVID-19 impacts. A more stable environment allowed Auckland Trotting Club (ATC) more flexibility to work directly with Alexandra Park living (APL), residents, owners, Body Corporates as well as our retail customers to prioritise and successfully address post building completion tasks, including deferred works programmes. A good example of this is the Eastgate entrance signage pylon pictured on the right.

Residents will refer to 'settling in' and enjoying new relationships and the emerging community at APL, along with introductions to the Trotting club and its various hospitality and events. A notable aspect of the second-half of the reporting period were the repeated instances of extreme weather, delivering unprecedented rainfall, damaging winds and flooding to nearby areas. It is pleasing to note that the APL buildings and related roading and parking infrastructure performed very well under exceptionally testing circumstances.

MASTER PLANNED DEVELOPMENT

Alexander Park Living (APL) has recorded improved occupancy levels, higher levels of retail participation and customer traffic along with improved levels of awareness of this new community in the heart of Epsom. The launch and ongoing promotion of the Gleneagles Parkview on Cornwall development has generated interest and support at APL Stage 1. Owners as well as retail tenants are supportive of the earliest activation of Stage 2 of the Master Plan. Interest in the substantial additional communities

at Parkview in the form of assisted living options, respite care facilities, serviced apartments, hospitality and premium hotel accommodation is building.

Gleneagle Parkview (NZ) Limited has advised ATC that the period of design and consent approval delays are now substantially over, and that large scale project activation on site is expected from early November 2023. ATC continues to work closely with Gleneagles/ Parkview representatives to ensure that all the agreed contractual, environmental and operational requirements for ATC are achieved. The APL community along with other stakeholders are regularly updated on developments.

Gleneagle Parkview (NZ) continues to refine and develop the scope and roadmap of its development components and in the process has highlighted potential opportunities to leverage adjacent ATC facilities which are complementary to the Stage 2 development.



BUILDING A

Fresh Choice Supermarket operations continue to work to increase footfall and shopping activity. Advertising and promotions reinforce its presence and retail offering to enhance both customers and community awareness. Parking, roading and delivery service infrastructure has coped well, although several Fresh Choice post fit-out technical issues are still being addressed by Fresh Choice suppliers.

Oxygen Fitness Club and Gym recently completed its first year of trading. Membership growth has been strong on the back of enhanced services and facilities, equipment upgrades additional staffing and a brand refresh.

Limitless Recovery (LR), provider of sports therapy services, commenced fit-out in July after a series of funding delays. Collaboration with Oxygen and relationships with other ATC tenants is a central part of LR's customer recruitment and market development strategy.

Daruma Ramen incurred several design changes and staffing related operational issues which contributed to delaying their opening earlier this year. Daruma is currently working on a menu revamp and re-branding process.

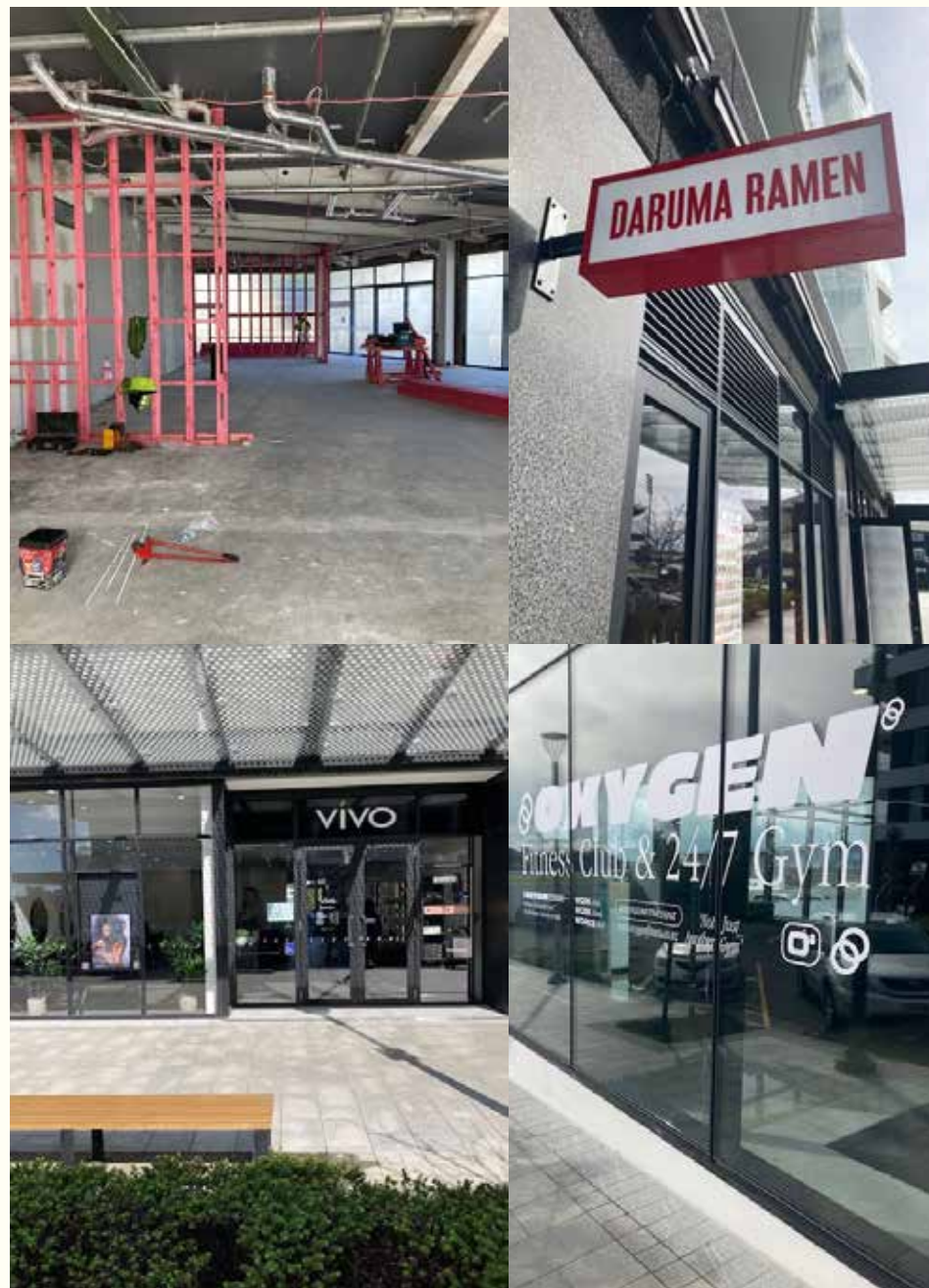
Vivo Hairdressing Salon opened in April and is steadily building its local and existing customer base.

One Tree Buffet commenced fit-out at the largest tenancy in Building B1, and is due to open in late October 2023.

Nan Hot Pot Restaurant has agreed to lease the trackside tenancy adjacent to Lone Star and is expecting to commence fit-out in November 2023.

APL COMMUNITY

ATC engagement and communication with the respective Body Corporates (2), owners and their representatives, has been a high priority. Collaboration around parking, traffic and event management and security is working well. In addition, ATC works closely to assist our retail customers to promote their businesses to the APL community, body corporates and building management.







FINANCIAL REPORT

PERRIN MONTGOMERY

GM FINANCE AND COMMERCIAL OPERATIONS



The 2022/23 financial year has been a positive one for the Club with solid trading activity and significant progress on a number of property related issues.

The Club is reporting an operating surplus or EBITDA of \$1.0 million before depreciation, amortisation, financing costs and property revaluations. This is an increase from a \$0.1 million deficit in the prior year which was affected by COVID lockdown restrictions for four months. After financing costs and the revaluation on investment properties, the Club has an operating surplus of \$0.3 million for the financial year, an improvement on the prior year deficit of \$6.9 million.

As at July 2023, the Club had net assets of \$108 million and is generating positive operating cash flows after a challenging few years. At the end of the financial year however, the Club technically remains in a negative working capital position with current liabilities exceeding current assets by \$47 million. This is largely due to the fact that all borrowings are classified as current liabilities (technically due and payable within 12 months) whereas the assets of the Club are split between current and non-current. This situation does not impact the Club's ability to finance its immediate operational needs but rather the timing and duration of the Club's borrowings. The Club retains the ongoing support from its lenders and as noted below, we expect the remaining debt to be repaid in the next twelve months.

PROPERTY

With the completion of the Alexandra Park Living Precinct property development programme last year the Club has been focused on securing long term tenancies for its ground floor investment properties. At the end of August 2023 twelve of the fourteen available tenancies have been leased. We expect to have a full complement of leased properties in the coming months providing a stable long term source of income for the Club.

In October 2022 the sale of a portion of the Green Lane Road property to Gleneagle Parkview settled unconditionally realising \$51.6 million in sale proceeds that were used to reduce the Club's debt. Development of the land by Gleneagle Parkview is due to commence in the coming months with a number of exciting long term developments and opportunities that will complement the Club's activities.

The sale of the Franklin Park facility remains conditional on the satisfactory resolution of an Environment Court hearing relating to the rezoning and future use of the property. At the date of writing, all matters have been positively resolved and we are awaiting formal notification from both the Environment Court and Auckland Council for this transaction to go unconditional. The sale of this property will yield proceeds of \$100 million which will allow the Club to extinguish all remaining debt in the near future.

MASTER PLANNED DEVELOPMENT

Alexandra Park Living (APL) has recorded improved occupancy levels, higher levels of retail participation and customer traffic along with improved levels of awareness of this new community in the heart of Epsom. The launch and ongoing promotion of the Glen Eagles Parkview on Cornwall development has generated interest and support at APL Stage 1. Owners as well as retail tenants are supportive of the earliest activation of Stage

The Club revalues both its land holdings and investment properties each financial year. In July 2023 the land and investment properties produced adverse revaluations of -\$7.1 million for Land and -\$3.9 million for Investment Properties. The major drivers of this reduction are the reduced activity in the Auckland property market, increasing interest rates and tougher economic conditions. It should be noted that these annual valuations are at a point in time and do not represent cash outflows or inflows of the Club.

COMMERCIAL OPERATIONS

The Alex bar and eatery has had a solid year following the disruption from COVID of the prior two years. The cost of living challenges and rapidly increasing inflation, especially around food costs, have made trading ever more challenging. In spite of this, the team have continued to offer customers a great experience and it is encouraging to see many repeat customers frequenting The Alex regularly.

Our gaming room has had a stand out year with gaming revenues well ahead of projections. New machines introduced in the past 18 months continue to perform well. The Club remains committed to providing a safe and secure form of entertainment for our patrons in keeping with our social responsibility to identify and approach people who display problem gambling attributes and assist in a proactive but sensitive manner. Full year TAB revenues have also been ahead of budget which is a credit to the team running the branch. Our branch is among the largest TAB's in the country (by turnover) and continues to deliver a quality service.

LOOKING AHEAD

The financial focus for the Club in the year ahead is to clear the remaining debt of the Club once the Franklin Park property transaction goes unconditional. We are expecting this to occur in the coming few months and we will work with our banking partners on the most optimum outcome for the funds. We also aim to lease the remaining two commercial properties at Alexandra Park Precinct Living and secure a full complement of tenancies for all the ground floor commercial properties.

I would like to recognise and thank all of the staff within the business who provide an integral service to both members and the public. The teams at The Alex, Gaming and the TAB have made this year a successful one and we look forward to a stable and successful future.



FINANCIAL REPORTS

**CONSOLIDATED GENERAL PURPOSE FINANCIAL REPORT
FOR THE YEAR ENDED 31 JULY 2023**

STATEMENT OF SERVICE PERFORMANCE FOR THE YEAR ENDED 31 JULY 2023

Purpose

Auckland Trotting Club Inc. ("the Club") is a Harness Racing club that also operates in the Gaming, Wagering, Hospitality and Property sectors. The aim of the Club is to reinvest the profits from its commercial operations to promote, support and grow harness racing in the wider Auckland Region.

Structure

The Club is governed by a Board of Directors who are responsible for overseeing the club's operations and ensuring that its business is carried out in the best interests of its members and stakeholders. The board has five elected Directors and one (but no more than three) appointed Directors. Election of Directors takes place at the annual general meeting of the Club (the terms of which are detailed in the Club's constitution). All elected Directors must be members of the Club. The appointed Director(s) must not be a member of the Club but is appointed by the elected Board members, having due regard to the necessary professional skills and experience required by the Board.

The Board sets the strategic direction of the Club and ensures strategic programs are developed and then implemented. The Board has delegated the day-to-day management of the Club to a Management team who carry out all operational aspects of the Club. There is a delegated authority framework in place for the Management team to follow dictating expenditure, new contracts and asset acquisition / disposal levels without Board approval. The Club's rules also impose restrictions on both the Management and the Board which preclude the sale of freehold land and limit borrowings which are secured by mortgage over land owned by the Club without the prior approval of members. In addition, Harness Racing New Zealand Inc. ("HRNZ") has the authority to impose certain national standards with which the club needs to comply.

Each year the Board and Management develop and approve a business plan and annual budget which identifies opportunities and risks associated with the Club's operations, funding requirements and resources. Management is required to report to the Board each month in sufficient detail to enable the Board to assess progress against annual budgets, strategic goals and major projects.

Main Sources of Club's Cash and Resources

The Club's major sources of income come from five main areas being Racing, Gaming, Wagering, Hospitality and Property.

Racing

The main source of income is derived from HRNZ for operating racing meetings. The Club holds between 30 - 35 race meetings each year with HRNZ funding the majority of stakes and also providing funds for venue and track maintenance. In addition, the Club generates further revenue from sponsorship and members' fees. The Club is also actively involved in sourcing grants from government and charitable bodies for various specific projects that require investment in the furtherance of the Club's stated purpose (primarily racing infrastructure and stakes).

Gaming

The club holds a Class 4 Gaming license which allows it to operate 18 gaming machines in The Alex premises. All after-tax profits from the gaming machines are reinvested to support the daily operations of Club and for race stakes top-ups.

Wagering

The Club provides race night Totes and has an on-site TAB outlet for which the Club receives a commission from the TAB.

Hospitality

The Club owns and operates The Alex which is a café/restaurant and bar facility open to the public 7 days a week. Race night dining and various functions and events are held on the Club's premises that also provide a source of income.

Property

The Club owns a series of ground floor retail spaces at 223A&B Greenlane West that have been leased to third party commercial tenants. The Club also leases various spaces to third party tenants within its main premises. Rental revenue is derived from these tenants. The Club also receives car parking revenues at various times during the year when large events are held at the Greenlane Convention Center / ASB Showgrounds.

Main Methods Used to Raise Funds

Racing stakes and venue payments are dependent on the calendar of race meetings determined by HRNZ. The Club is a "premier harness racing venue" located in New Zealand's largest city but recently has seen stakes reduce, the volume of race nights drop and many race nights moved from the preferred Friday night to a less desirable Thursday slot. Thursday race nights attract lower stakes, draw lower attendances and therefore impact wagering and hospitality revenues.

Much of the remaining revenue is sourced from the Club's commercial operations, identified above, with all funds generated being reinvested into the Club's operations. In addition to the commercial revenue the Club will also apply for ad-hoc grant funding which is sourced by application to various government and charitable bodies in the furtherance of specific targeted projects.

Reliance on Volunteers and Donated Services

The Club relies on a number of volunteer roles namely those that assist with weekly workouts at Franklin Park and the race night stewards assisting each race meeting.

Contact Details

Physical address:	Cnr Greenlane West & Manukau Roads, Epsom, Auckland 1051
Postal address:	PO Box 26021, Epsom, Auckland 1344
Phone:	(09) 630 5660
Email:	administration@alexandrapark.nz
Website:	www.alexandrapark.co.nz

STATEMENT OF SERVICE PERFORMANCE FOR THE YEAR ENDED 31 JULY 2023

Description of Club's Outcomes

The Club's primary objective is to conduct and promote harness racing in Auckland and the wider northern region in a sustainable manner. Maintaining the current level of race meetings allocated from HRNZ and more specifically, Friday night racing, is vital to ensure these outcomes.

The 2022/23 year saw the Club drop 1 race meeting compared to the prior period which also saw the number of races decrease year on year. The reduced race meeting and a 10% HRNZ funding cut from February – July saw total stakes revenue drop year on year. The Club has increased the stakes contribution by \$145k (from \$242k in 2022 to \$387k in 2023) with a total stakes contribution of \$1.00 million earmarked for 2024 to help support the industry and make it a viable, sustainable, and attractive industry for owners, trainers and all those associated with the sport.

Funding for increased stakes and the general operation of the Club requires a strong financial return from its commercial operations including Gaming, TAB, sponsorships, functions and events and The Alex bar/café. The Club is focused on maximizing its commercial returns where possible and in the 2023 year delivered a trading profit of \$1.044 million (2022: -\$0.130 million).

The Club now has a cashflow positive, property portfolio with multiple retail tenants providing solid rental returns. In addition to providing a sustainable source of income for the Club, the property portfolio also contributes to a vibrant living precinct on the Greenlane premises.

Description and Quantification of Club Outputs

	Actual This Year	Budget This Year	Actual Last Year
Number of race meetings held	32	32	33
Number of races	291	285	294
Runners per race	8.8	8.5	8.4
Races per meeting	9.1	8.9	8.9
Starters	2,561	2,422	2,473
Turnover per starter (\$000's)	8.9	N/A	8.5
Total stakes (\$000's)	6,209	6,490	6,632
Club funded stakes (\$000's)	387	500	242
Retail tenanted investment properties (15 available)	12	12	10

DIRECTORY

Registered Office

Alexandra Park Raceway
233 Green Lane West
Epsom
Auckland 1023

Directors

Jamie Mackinnon
Rod Croon
Shaun Brooks
Scott Plant
Len Oughton
Robert Dunn

Bankers

Westpac New Zealand Limited
ANZ Bank New Zealand Limited

Auditors

BDO Auckland

Accountants

Baker Tilly Staples Rodway Limited

Lawyers

Dawson Harford Limited

CONSOLIDATED STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
Revenue			
<i>Revenue - exchange</i>			
Racing revenue	5	7,177,195	7,890,541
Trading revenue	6	6,756,530	3,981,932
Rental revenue and property gain on sale	7	13,775,250	2,175,973
Property development revenue	8	-	137,424,287
Other revenue	9	1,147,954	945,939
<i>Revenue - non-exchange</i>			
Racing revenue	5	-	70,000
Other revenue	9	-	<u>1,072,068</u>
		<u>28,856,929</u>	<u>153,560,740</u>
Less: expenses			
Racing expenditure	5	(7,469,591)	(7,801,883)
Trading expenditure	6	(3,648,078)	(2,804,167)
Rental expenditure and property fair value movements	7	(4,747,346)	(1,649,106)
Property development expenses	8	-	(135,387,761)
Operations and administration expenses	10	(6,188,377)	(6,435,979)
Finance costs	10	<u>(6,506,583)</u>	<u>(6,345,746)</u>
		<u>(28,559,975)</u>	<u>(160,424,642)</u>
Operating surplus/(deficit) from continuing operations		296,954	(6,863,902)
Other comprehensive revenue and expense			
<i>Items that will not be reclassified subsequently to surplus or deficit</i>			
Revaluation of property, plant and equipment	15	<u>(7,077,004)</u>	<u>(6,850,000)</u>
Other comprehensive revenue and expense		<u>(7,077,004)</u>	<u>(6,850,000)</u>
Total comprehensive revenue and expense		<u>(6,780,050)</u>	<u>(13,713,902)</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 JULY 2023

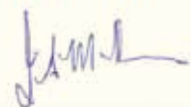
	Note	2023 \$	2022 \$
Current assets			
Cash and cash equivalents	12	1,057,353	878,879
Receivables from exchange transactions	13	1,392,226	1,290,123
Inventories		<u>54,295</u>	<u>46,959</u>
		2,503,874	2,215,961
Non-current assets classified as held for sale	18	<u>30,683,037</u>	<u>70,570,720</u>
Total current assets		<u>33,186,911</u>	<u>72,786,681</u>
Non-current assets			
Property, plant and equipment	15	113,297,367	121,084,352
Intangible assets	16	8,671	15,211
Investment properties	17	<u>42,054,573</u>	<u>45,855,013</u>
Total non-current assets		<u>155,360,611</u>	<u>166,954,576</u>
Total assets		<u>188,547,522</u>	<u>239,741,257</u>
Current liabilities			
Payables from exchange transactions	19	1,790,015	2,226,353
Borrowings	20	78,354,070	122,386,933
Employee entitlements	21	<u>305,069</u>	<u>249,553</u>
Total current liabilities		<u>80,449,154</u>	<u>124,862,839</u>
Total liabilities		<u>80,449,154</u>	<u>124,862,839</u>
Net assets		<u>108,098,368</u>	<u>114,878,418</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 JULY 2023

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS/EQUITY FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
Equity			
Revaluation reserve	22	145,666,111	152,743,115
Accumulated losses		<u>(37,567,743)</u>	<u>(37,864,697)</u>
Total equity		<u>108,098,368</u>	<u>114,878,418</u>

Signed on behalf of the members of the committee, dated 3 October 2023



J. A. Mackinnon, President



Shaun Brooks, Director

	Note	Revaluation surplus reserve \$	Accumulated revenue and expense \$	Total net assets/equity \$
Consolidated				
Balance as at 1 August 2021		159,593,115	(31,000,795)	128,592,320
Net deficit for the year		-	(6,863,902)	(6,863,902)
Loss on revaluation of land	22	<u>(6,850,000)</u>	-	<u>(6,850,000)</u>
Total comprehensive revenue and expense		<u>(6,850,000)</u>	<u>(6,863,902)</u>	<u>(13,713,902)</u>
Balance as at 31 July 2022		<u>152,743,115</u>	<u>(37,864,697)</u>	<u>114,878,418</u>
Balance as at 1 August 2022		152,743,115	(37,864,697)	114,878,418
Net surplus for the year		-	296,954	296,954
Loss on revaluation of land	22	<u>(7,077,004)</u>	-	<u>(7,077,004)</u>
Total comprehensive revenue and expense		<u>(7,077,004)</u>	<u>296,954</u>	<u>(6,780,050)</u>
Balance as at 31 July 2023		<u>145,666,111</u>	<u>(37,567,743)</u>	<u>108,098,368</u>

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
Cash flow from operating activities			
Receipts from members and customers		18,375,305	17,813,185
Receipts from sale of apartments		-	137,424,287
Payments to suppliers and employees		(17,633,974)	(21,653,315)
Interest received		32,304	3,330
Interest paid		(6,538,887)	(6,349,076)
Development costs		-	(4,248,627)
Net cash provided by operating activities	23(b)	<u>(5,765,252)</u>	<u>122,989,784</u>
Cash flow from investing activities			
Receipts from disposal of assets held for sale		50,339,298	-
Payment for property, plant and equipment		<u>(362,709)</u>	<u>(243,923)</u>
Net cash provided by / (used in) investing activities		<u>49,976,589</u>	<u>(243,923)</u>
Cash flow from financing activities			
Repayment of borrowings		<u>(44,032,863)</u>	<u>(121,497,339)</u>
Net cash used in financing activities		<u>(44,032,863)</u>	<u>(121,497,339)</u>
Reconciliation of cash			
Cash at beginning of the financial year		878,879	(369,643)
Net increase in cash held		<u>178,474</u>	<u>1,248,522</u>
Cash at end of financial year	23(a)	<u><u>1,057,353</u></u>	<u><u>878,879</u></u>

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

Auckland Trotting Club ("the Club") is an incorporated society registered under the Incorporated Societies Act 1908. The Group consists of Auckland Trotting Club Incorporated (the parent), Epsom Functions GP Limited and Hospitality GP Limited, (together referred to as "the Group"), the limited companies are registered under the Companies Act 1993, in which the Club has ownership of all of the shares. All entities are incorporated and domiciled in New Zealand and have their principal place of business situated at Alexandra Park, Green Lane West Epsom, Auckland.

The Group is a public benefit entity for the purposes of preparing the financial statements.

The principal activity of the Club is to hold and promote harness racing meetings on the Club's course at Alexandra Park. The principal activity is supported by revenue derived from property development and investment, TAB and gaming operations. The subsidiary entities provide catering to the Club and operate a Function Centre and Sports Bar/Cafe utilising Club facilities at Alexandra Park.

The following are the significant accounting policies adopted by the Group in the preparation and presentation of the financial report. The accounting policies have been consistently applied, unless otherwise stated.

(a) Basis of preparation of the financial report

Statement of Compliance

The consolidated financial statements have been prepared in accordance with Generally Accepted Accounting Practice (NZ GAAP). They comply with Public Benefit Entity International Public Sector Accounting Standards (PBE Standards) and other applicable financial reporting standards as appropriate for Tier 1 public benefit entities.

Historical Cost Convention

The financial report has been prepared under the historical cost convention with the exception of land and investment properties held at fair value.

Significant accounting estimates and judgements

The preparation of the financial report requires the use of certain estimates and judgements in applying the Group's accounting policies. Those estimates and judgements significant to the financial report are disclosed in Note 3 to the financial statements.

(b) Going concern

With the adverse effects of the COVID-19 pandemic and Property Development behind us, the club trading performance returned to profitability this year with an EBITDA of \$1.0m. The Club was also able to reduce debt by \$44.0m in the year with proceeds from the sale of a portion of our Greenlane Property used to pay down outstanding loan balances which totalled \$78.4m at year end.

In respect of this, the Club remains in a strong and positive net asset position which, in conjunction with an underlying cashflow positive business and ongoing support from our banking partners, allows it to sustain its operations, land and property holdings despite the legacy debt position. The Club maintains a healthy net asset position of \$108.1m (2022: \$114.9m).

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(b) Going concern (Continued)

The Club would like to acknowledge that there was a net deficit of \$6.8m in the year. Non cash Land and Investment Property revaluations -\$11.0m as well as Debt servicing costs -\$6.5m offset the solid trading result \$1.0m and a \$10.6m gain on sale from the Greenlane property sale.

At year end the club finds itself in a negative working capital position with current liabilities exceeding current assets by \$47.3m. This is, in most part, due to the fact that our borrowings are current liabilities (with facilities expiring on 31st October 2023) while the assets these loans relate to are split between current and non-current. This situation does not impact the ability of the club to finance its immediate operational needs, rather it reflects the timing and duration of the club's property borrowings.

To address the Clubs residual debt balance, the Club has entered into a conditional Sale and Purchase Agreement. This relates to the Franklin Park facility, in a sale and lease back arrangement, which will see the club sell the property for \$100m and allow it time to find a suitable site to rehome the track and training facilities. The Franklin Park sale is conditional on receiving a private plan change approval from the Auckland Council. Auckland Council have approved the private plan change and the Club are awaiting this to be fully processed and notified. This sale will have the benefit of continuing to revitalise our campus, maintaining the ATC precincts' unique value and experience, and allowing us to significantly reduce debt and risk.

The Club will look to refinance its remaining debt balances once the Franklin Park sale goes unconditional. All conditions are expected to be fully met in October 2023 with the new facility to be in place shortly thereafter.

The property sale, combined with future rental income from the Club's premises and investment properties, will see the club extinguish its debt position and generate cash reserves that are important elements of the Club's plan to manage its fiscal obligations.

In the event the Club does not realise adequate funds from this land sale, or retain the support of our banking partners, then it will need to consider additional or alternative strategies to meet its obligations as and when they fall due. These circumstances represent a material uncertainty which may significantly impact the Club's ability to continue as a going concern and the Club may be unable to realise its assets and discharge its liabilities in the normal course of business. The financial statements do not include any adjustments that may be made to reflect the situation should the Club be unable to continue as a going concern. Such adjustments may include realising assets at other than the amounts at which they are recorded in the financial statements.

On balance, the Club remains confident in its plan to deal with the current debt position and the support of its banking partners. In respect of this, the Clubs maintains a positive net asset position of \$108.1m which, in conjunction with an underlying cashflow positive business and ongoing support from our banking partners, allows it to sustain its operations, land and property holdings despite the development deficit.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(c) Principles of consolidation

The consolidated financial statements are those of the consolidated entity ("the Group"), comprising the financial statements of the parent entity and all of the entities the parent controls. The Group controls an entity where it has the power, for which the parent has exposure or rights to variable returns from its involvement with the entity, and for which the parent has the ability to use its power over the entity to affect the amount of its returns.

The financial statements of subsidiaries are prepared for the same reporting period as the parent entity, using consistent accounting policies. Adjustments are made to bring into line any dissimilar accounting policies which may exist.

All inter-group balances and transactions, including any unrealised surplus or deficit have been eliminated on consolidation. Subsidiaries are consolidated from the date on which control is obtained by the Group and are de-recognised from the date that control ceases.

(d) Revenue from contracts with customers

Revenue is measured at the fair value of consideration received or receivable. Revenue is disclosed separately as either exchange or non-exchange revenue to comply with the PBE reporting standards, for the Group non-exchange revenue has been identified as government business support (as listed in note 9), grants received and wage subsidies with all other revenue classified as exchange.

Revenue from exchange transactions

a) Race meeting revenue

Race meeting revenue comprises the amounts received or receivable for services provided and goods sold that directly relate to race meeting events conducted by the Group during the financial year. These primarily include industry distributions from the New Zealand Racing Board (NZRB) and other receipts that directly relate to the Group's race meeting activities from members of the Group.

b) Revenue from rendering of services

The Group performed various services including course and venue rental to members of the Group and other third parties. Revenue from rendering of services is recorded as revenue when the service is provided.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(d) Revenue from contracts with customers (continued)

Revenue from non-exchange transactions

a) Grants

Grants are recognised as revenue when they become receivable unless there is an obligation to return the funds if conditions are not met. If there is such an obligation, grants are initially recorded as received in advance and recognised as revenue when conditions of the grant are satisfied.

(e) Other revenue and other income

Interest Income

Interest revenue is measured in accordance with the effective interest method.

Income from Leases

Lease revenue from operating leases is recognised on a straight-line basis.

Lease incentives under operating leases are recognised as an asset and amortised on a straight line basis over the life of the term of the lease.

Revenue from sale of apartments

The Group was involved in a project to develop 223 Green Lane West. A portion of the development was apartments intended for sale. Revenue from the sales are recognised when the significant risks and rewards of ownership of the apartments has been transferred to the purchaser, as determined by each contract and the amount of the revenue can be reliably measured. All development property has now been sold.

All revenue is measured net of the amount of goods and services tax (GST).

(f) Income tax

The Group is exempt from income tax in accordance with section CW 48 of The (New Zealand) Income Tax Act 2007.

The Club was the only limited partner of The Epsom Functions Limited Partnership and The Hospitality Limited Partnership. The limited partnerships were not subject to income tax and any income and expenditure of the partnerships was attributable to the Club under Sections HG 2 of the Income Tax Act 2007. All partnership income attributable to the Club was exempt income of the Club pursuant to section CW47 of the Income Tax Act 2007.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Goods and services tax (GST)

Revenues, expenses and purchased assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Inland Revenue. 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.

Cash flows are presented in the consolidated statement of cash flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(h) Cash and cash equivalents

Cash and cash equivalents include cash on hand and at banks, short-term deposits with an original maturity of three months or less held at call with financial institutions, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the consolidated statement of financial position.

(i) Inventories

Inventories are measured at the lower of cost and net realisable value. Cost comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

(j) Inventory under construction

With the completion and settlement of the Alexandra Park Building A & B developments in August 2021, the Group no longer holds any inventory under construction.

Previously, development in progress costs were held in Inventory Under Construction and contained all costs (including interest costs on borrowings related to the development) directly related to the development of 223 Green Lane West. Project costs not related directly to the construction of the assets, such as marketing, advertising and selling costs, were expensed in the year in which they were incurred.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(k) Financial instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument. For financial assets, this is equivalent to the date that the Group commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

Financial instruments are initially measured at fair value adjusted for transaction costs, except where the instrument is classified as fair value through surplus or deficit, in which case transaction costs are immediately recognised as expenses in surplus or deficit.

The Group derecognises a financial liability when its contractual obligations are discharged, cancelled, or expire. The Group also derecognises financial assets and financial liabilities when there has been significant changes to the terms and/or the amount of contractual payments to be received/paid.

Financial assets and liabilities are offset and the net amount presented in the 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.

Classification of financial assets

The Group's financial assets are classified as amortised cost.

Financial assets classified as amortised cost comprise cash and cash equivalents and receivables.

Trade and other receivables

Trade and other receivables arise from the Group's transactions with its customers and are normally settled within 30 days.

Consistent with both the Group's business model for managing the financial assets and the contractual cash flow characteristics of the assets, trade and other receivables are subsequently measured at amortised cost.

Classification of financial liabilities

The Group's financial liabilities are classified as amortised cost.

Amortised cost comprise cash and cash equivalents (bank overdrafts), payables, borrowings.

Financial liabilities classified as amortised cost are subsequently measured at amortised cost using the effective interest method.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(m) Financial instruments (Continued)

Impairment of financial assets

The Group's financial assets are tested for impairment by applying the 'expected credit loss' impairment model.

The Group applies the simplified approach under PBE IPSAS 41 to measuring the allowance for credit losses for receivables from contracts with customers and contract assets. Under the PBE IPSAS 41 simplified approach, the Group determines the allowance for credit losses for receivables from contracts with customers and contract assets on the basis of the lifetime expected credit losses of the financial asset. Lifetime expected credit losses represent the expected credit losses that are expected to result from default events over the expected life of the financial asset.

The gross carrying amount of a financial asset is written off (i.e., reduced directly) when the counterparty is in severe financial difficulty and the Group has no realistic expectation of recovery of the financial asset. Financial assets written off remain subject to enforcement action by the Group. Recoveries, if any, are recognised in surplus or deficit.

All individually significant assets are assessed for specific impairment. Those found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Assets that are not individually significant are collectively assessed for impairment by grouping together assets with similar risk characteristics.

In assessing collective impairment the Group uses historical trends of the probability of default, the timing of recoveries, the amount of loss incurred, forward looking conditions and adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(n) Property, plant and equipment

Each class of plant and equipment is measured at cost or fair value less, where applicable, any accumulated depreciation and any accumulated impairment losses.

Property, plant and equipment asset classes consist of land, land improvements, buildings and grandstands, plant machinery and vehicles, flood and security lighting, and furniture fittings and other Property plant and equipment does not include land and buildings recognised as investment property nor any non current asset classified as held for sale.

Land

Land assets are revalued to fair value periodically, based on a valuation by an independent valuer, holding a recognised and relevant professional qualification, and with relevant experience. New valuations are obtained at least every three years, which is considered adequate to maintain the fair value of land in service use. Due to market conditions, valuations have been obtained annually.

Plant and equipment

Plant and equipment is measured at cost, less accumulated depreciation and any accumulated impairment losses.

Depreciation

Land is not depreciated. The depreciable amount of all other property, plant and equipment is depreciated over their estimated useful lives commencing from the time the asset is held available for use, consistent with the estimated consumption of the economic benefits embodied in the asset.

Class of fixed asset	Depreciation rates	Depreciation basis
Land improvements at cost	5-20 years	Straight line
Buildings and grandstands at cost	20-40 years	Straight line
Plant, machinery and vehicles at cost	5-10 years	Straight line
Furniture, fixtures and fittings at cost	2-20 years	Straight line
Flood and security lighting at cost	20 years	Straight line

When the use of a property changes such as a change from owner-occupied to investment property, the property is remeasured to fair value and reclassified as investment property.

Any gain arising on remeasurement is recognised in surplus or deficit to the extent that it reverses a previous impairment loss on the specific property, with any remaining gain recognised in other comprehensive revenue and expense and presented in the revaluation reserve in net assets/equity. Any loss is recognised immediately in surplus or deficit.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(o) Investment properties

Investment property is land and or buildings for which the present use is solely or predominantly to derive rental income or the property has the potential to realise capital appreciation. Property will be recognised as investment property only when it is probable that future economic benefits associated with the property will flow to the Group, the cost of the investment property can be measured reliably, and the investment property in its current condition is able to be sold separately or leased out under a lease.

Investment property is initially measured at cost, except those acquired through non-exchange transactions which are instead measured at fair value as their deemed cost at initial recognition. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use.

Investment properties are subsequently measured at fair value based on a valuation by an independent valuer.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in surplus or deficit.

Reclassifications arise when there is a change in use of a property that was previously classified as property, plant and equipment, any related amount included in the revaluation reserve is transferred to retained earnings.

When the use of an investment property changes to owner occupied, such that it results in a reclassification to property, plant and equipment, the property's fair value at the date of reclassification becomes its cost for subsequent accounting.

Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit or service potential is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognised in surplus or deficit in the year of retirement or disposal.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(p) Intangible assets

IT software development costs

Costs incurred in developing IT software are initially recognised as an asset, and are subsequently amortised over their estimated useful lives commencing from the time the asset is available for use. The amortisation method applied to an intangible asset is consistent with the estimated consumption of economic benefits of the asset. Subsequent to initial recognition, IT software development costs recognised as an intangible asset are measured at cost, less accumulated amortisation and any accumulated impairment losses.

The estimated economic lives in use for intangible asset classes are:

Computer software licences	5 years
Website development	5 years

(q) Borrowing costs

Borrowing costs include interest expense calculated using the effective interest method, finance charges in respect of lease arrangements.

Borrowing costs are expensed as incurred, except for borrowing costs incurred as part of the cost of the construction of a qualifying asset, in which case the costs are capitalised until the asset is ready for its intended use or sale.

(r) Non-current assets and disposal groups held for sale

Non-current assets and disposal groups are classified as held for sale if it is highly probable their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Except in some limited circumstances items measured at fair value on a recurring basis, non-current assets and assets and liabilities comprising disposal groups classified as held for sale are measured at the lower of their carrying amounts and fair values less costs to sell, except when transferred from investment property which will be at fair value.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(s) Employee benefits

(i) Short-term employee benefit obligations

Liabilities arising in respect of wages and salaries, annual leave and other employee benefits (other than termination benefits) expected to be settled wholly before twelve months after the end of the reporting period are measured at the (undiscounted) amounts based on remuneration rates which are expected to be paid when the liability is settled. The expected cost of short-term employee benefits in the form of compensated absences such as annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables in the consolidated statement of financial position.

(ii) Retirement benefit obligations

Defined contribution superannuation plan

The Group makes superannuation contributions to the employee's defined contribution superannuation plan of choice in respect of employee services rendered during the year. These superannuation contributions are recognised as an expense in the same period when the related employee services are received. The Group's obligation with respect to employee's defined contributions entitlements is limited to its obligation for any unpaid superannuation guarantee contributions at the end of the reporting period. All obligations for unpaid superannuation guarantee contributions are measured at the (undiscounted) amounts expected to be paid when the obligation is settled and are presented as current liabilities in the consolidated statement of financial position.

NOTE 2: NEW AND AMENDED STANDARDS AND INTERPRETATIONS

New standards and amendments and interpretation to existing standards that came into effect during the current accounting period beginning on 1 August 2022.

Impact of the adoption of PBE IPSAS 41 Financial Instruments

PBE IPSAS 41, 'Financial instruments', addresses the classification, measurement and recognition of financial assets and financial liabilities. It replaces the guidance in PBE IPSAS 29, 'Financial Instruments: Recognition and Measurement', that relates to the classification and measurement of financial instruments. PBE IPSAS 41 retains but simplifies the mixed measurement model and establishes new measurement categories for financial assets. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset. In addition, there is now a new expected credit losses impairment model that replaces the incurred loss impairment model used in PBE IPSAS 29.

The adoption of PBE IPSAS 41 has not had a material impact on the financial statements of the Group. The main impact has been presentation only.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 2: NEW AND AMENDED STANDARDS AND INTERPRETATIONS (CONTINUED)

New standards and amendments and interpretation to existing standards that came into effect during the current accounting period beginning on 1 August 2022 continued

Impact of the adoption of PBE FRS 48 Statement of Service Performance

PBE FRS 48 requires entities to disclose service performance information to provide contextual information on why the entity exists, what it intends to achieve in broad terms, and what was done during the reporting period towards its broader aims and objectives.

The adoption of PBE FRS 48 has resulted in preparation of the Group's first statement of service performance which is included on pages 2 to 4.

New standards and amendments and interpretation to existing standards that are not yet effective for the current accounting period beginning on 1 August 2022.

There are no new standards, amendments or interpretations that have been issued and are not yet effective that are expected to have a significant impact on the Group.

NOTE 3: SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS

(a) Valuation of investment properties

The valuation of land and investment properties is obtained from independent valuation by a qualified person exercising their professional judgement to assess the fair value at the date of valuation. (Notes 15, 17, 18).

(b) Impairment of inventory under construction

Impairment of inventory under construction has been recorded in the prior financial year as a result of increased construction costs and the termination and replacement of one of the two lead contractors. Total costs exceed the net selling price and an allowance for impairment was recorded (Note 14) to reflect the expected loss on the development. In reaching the impairment adjustment some assumptions were required, these included an assessment of future cost increases from known construction variations and an allowance for committed and uncommitted contingencies. These cost estimates were based on quantity surveyor estimates. The apartment revenue reflects the increase in market value of apartment sales contracts that were cancelled and subsequently resold on the open market at prices based on the latest market appraisals of real estate agents.

NOTE 4: FINANCIAL RISK MANAGEMENT

The Group is exposed to the following financial risks in respect to the financial instruments that it held at the end of the reporting period:

- (a) Credit risk
- (b) Liquidity risk
- (c) Interest rate risk

The members of the committee have overall responsibility for identifying and managing operational and financial risks.

The Group holds the following financial instruments:

	2023 \$	2022 \$
Financial assets		
<i>Loans and receivables</i>		
- Cash and cash equivalents	1,057,353	878,879
- Receivables	<u>1,326,975</u>	<u>1,219,942</u>
	<u>2,384,328</u>	<u>2,098,821</u>
Financial liabilities		
<i>Amortised cost</i>		
- Payables	1,718,532	2,195,484
- Borrowings	<u>78,354,070</u>	<u>122,386,933</u>
	<u>80,072,602</u>	<u>124,582,417</u>

(a) Credit risk

Loans and receivables expose the Group to credit risk. The maximum exposure to credit risk is the total for Loans and receivables disclosed above. Credit risk is managed by regular monitoring and pursuit of receivables that are past due. Loans and receivables are recognised as amortised cost less provision for any impairment where the estimated recoverable amount is less than carrying value. Credit risk also arises from cash and cash equivalents and deposits with banks.

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date of recognised financial assets is the carrying amount of those assets, net of any provisions for impairment of those assets, as disclosed in consolidated statement of financial position and notes to financial statements.

The Group does not have any material credit risk exposure to any single counterparty or group of counterparties under financial instruments entered into by the Group.

(i) Cash deposits

Credit risk for cash deposits is managed by holding all cash deposits with major New Zealand banks.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 4: FINANCIAL RISK MANAGEMENT (CONTINUED)

(ii) Trade receivables

Credit risk for receivables from contracts with customers is managed by transacting with a large number of customers, undertaking credit checks for all new customers and setting credit limits for all customers commensurate with their assessed credit risk. Outstanding receivables are regularly monitored for payment in accordance with credit terms.

(b) Liquidity risk

Financial liabilities expose the Group to liquidity risk. Liquidity risk is managed by the regular monitoring and forecasting of cash flow on a daily, monthly and long term basis to ensure adequate cash resources are maintained to meet obligations as they fall due.

The following table outlines the Group's remaining contractual maturities for non-derivative financial instruments. The amounts presented in the table are the undiscounted contractual cash flows of the financial liabilities, allocated to time bands based on the earliest date on which the Group can be required to pay.

Year ended 31 July 2023	< 6 months	6-12 months	1-5 years	Total contractual cash flows	Carrying amount
	\$	\$	\$	\$	\$
Payables	1,718,532	-	-	1,718,532	1,718,532
Borrowings	79,015,807	-	-	79,015,807	78,354,070
Net maturities	<u>80,734,339</u>	<u>-</u>	<u>-</u>	<u>80,734,339</u>	<u>80,072,602</u>
Year ended 31 July 2022					
Payables	2,195,484	-	-	2,195,484	2,076,354
Borrowings	<u>123,482,533</u>	<u>-</u>	<u>-</u>	<u>123,482,533</u>	<u>122,386,933</u>
Net maturities	<u>125,678,017</u>	<u>-</u>	<u>-</u>	<u>125,678,017</u>	<u>124,463,287</u>

The Group is currently in the process of refinancing its debt facilities into a single consolidated facility which will provide the Group with bridging finance (fully securitised) until the completion of the the sale of Franklin Park, Pukekohe (refer note 29 for details of the conditional sale). Interest costs will be capitalised and both the loan and capitalised interest costs will be repaid on settlement of the Franklin Park transaction.

NOTE 4: FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Interest rate risk

The Group is exposed to interest rate risk on bank borrowings for the funding of developments. Interest was capitalised in the current year.

Sensitivity

If interest rates were to increase/decrease by 50 basis points from the rates prevailing at the reporting date, assuming all other variables remain constant, then the impact of surplus or deficit for the year and equity would be as follows:

	2023	2022
	\$	\$
+ / - 50 basis points		
Impact on surplus/ (deficit) for the year	391,770	611,935
Impact on net assets	391,770	611,935

NOTE 5: RACING REVENUE AND EXPENDITURE

Revenue - exchange

Acceptance fees	-	1,000
Industry funding	6,066,089	6,592,960
Subsidies received	514,641	819,138
Sponsorship	372,988	256,607
Trials and workouts	<u>223,477</u>	<u>220,836</u>
	7,177,195	7,890,541

Revenue - non-exchange

	-	70,000
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Expenditure

Depreciation expense	(124,953)	(126,629)
Stakes and trophies	(6,261,514)	(6,709,002)
Salaries and wages	(538,307)	(549,712)
KiwiSaver	(7,130)	(6,794)
Sponsorship expenses	(170,758)	(172,881)
Other racing expenses	<u>(366,929)</u>	<u>(236,865)</u>
	<u>(7,469,591)</u>	<u>(7,801,883)</u>
Contribution from racing	<u>(292,396)</u>	<u>158,658</u>

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
NOTE 6: TRADING REVENUE AND EXPENDITURE			
Revenue			
Food and beverage revenue		1,798,419	963,470
Gaming revenue		4,280,449	2,602,966
TAB revenue		<u>677,662</u>	<u>415,496</u>
		6,756,530	3,981,932
Expenditure			
Food and beverage cost of sales		(508,290)	(342,435)
Salaries and wages		(762,725)	(707,558)
KiwiSaver		(27,162)	(23,923)
Marketing expenses		(456)	(6,454)
Gaming and TAB expenses		(1,704,303)	(1,183,812)
Administration expenses		(486,965)	(437,562)
Depreciation expense		<u>(158,177)</u>	<u>(102,423)</u>
		<u>(3,648,078)</u>	<u>(2,804,167)</u>
Contribution from trading		<u>3,108,452</u>	<u>1,177,765</u>
NOTE 7: RENTAL REVENUE, PROPERTY GAIN ON SALE AND FAIR VALUE MOVEMENTS			
Revenue			
Property rents		2,962,014	2,094,922
Parking revenue		251,021	81,051
Gain on sale of investment property		<u>10,562,215</u>	-
		13,775,250	2,175,973
Expenditure			
Depreciation expense		(4,929)	(13,109)
Rental property expenses		(898,968)	(323,078)
Salaries and wages		(115,104)	(97,919)
Lease fitout costs recognised		226,655	-
Fair value movement on investment property	17	<u>(3,955,000)</u>	<u>(1,215,000)</u>
		<u>(4,747,346)</u>	<u>(1,649,106)</u>
Contribution from rental property, gain on sale and fair value movements		<u>9,027,904</u>	<u>526,867</u>

	Note	2023 \$	2022 \$
NOTE 8: PROPERTY DEVELOPMENT REVENUE AND EXPENDITURE			
Revenue			
Sale of apartments		-	137,424,287
Expenditure			
Cost of sales		-	(135,387,761)
		-	<u>(135,387,761)</u>
Contribution from property development		-	<u>2,036,526</u>
NOTE 9: OTHER REVENUE			
Revenue exchange			
Members subscriptions		24,588	41,853
Other sundry revenue		<u>1,123,366</u>	<u>904,086</u>
		1,147,954	945,939
Revenue non-exchange			
Grants received - Other		-	147,957
Wages subsidy		-	683,763
Government business support		-	<u>240,348</u>
		-	<u>1,072,068</u>
Contribution from other revenue		<u>1,147,954</u>	<u>2,018,007</u>

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
NOTE 10: OPERATING DEFICIT			
<i>Finance costs</i>			
Interest expense		6,538,887	5,135,947
Line fee		-	1,202,626
Insurance financing		-	10,503
Interest received		<u>(32,304)</u>	<u>(3,330)</u>
		<u>6,506,583</u>	<u>6,345,746</u>
<i>Operational and administration expenditure</i>			
Administration salaries and wages		1,045,555	1,273,959
Amortisation expense		6,540	11,033
Audit and related services	10.1	72,500	62,000
Board remuneration	25	150,000	150,000
Community donations		2,706	3,942
Depreciation expense		895,230	956,047
Property services salaries and wages		867,641	702,487
Marketing expenses		24,848	15,305
Membership expenses		13,787	20,882
Utilities, rates and insurance		742,231	896,802
Receivables written off		-	(10,850)
Repairs and maintenance		679,795	458,019
Administration and other expenses		1,644,320	1,849,884
KiwiSaver		<u>43,224</u>	<u>46,469</u>
		<u>6,188,377</u>	<u>6,435,979</u>
 <i>10.1 Remuneration of auditors for:</i>			
Audit and assurance services			
- Group financial statement audit		70,000	60,000
- Club gaming account audit		<u>2,500</u>	<u>2,000</u>
		<u>72,500</u>	<u>62,000</u>

NOTE 11: GAMING DISTRIBUTION TO AUTHORISED PURPOSES

The Group's licence to operate gaming machines provides that the proceeds of gaming be applied to provide for the conduct of race meetings for the benefit of the public and to promote and control those meeting, including the provision and maintenance of facilities and the payment of stake money.

Grant to authorised purposes have been applied as follows:

Racing expenses	<u>2,875,395</u>	<u>1,634,864</u>
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NOTE 12: CASH AND CASH EQUIVALENTS

Cash on hand	109,453	145,541
Cash at bank - operating accounts	733,570	594,610
Cash at bank - gaming accounts	<u>214,330</u>	<u>138,728</u>
	<u>1,057,353</u>	<u>878,879</u>

The Gaming account is subject to restriction on use whereby the application of funds is limited to approved items of gaming expenditure and appropriation to the authorised purposes contained in the Group's current licence to operate gaming machines.

NOTE 13: RECEIVABLES FROM EXCHANGE TRANSACTIONS

CURRENT

Trade receivables	1,326,975	1,069,942
Prepayments	65,251	70,181
Development funds held in escrow	-	<u>150,000</u>
	<u>1,392,226</u>	<u>1,290,123</u>

The carrying value of receivables approximates their fair value after making due allowance for impairment losses based on an assessment of the credit risk attached to the receivables. Credit risk is determined based on an analysis of the Group's losses in previous periods and review of specific debtors having regard to past payment performance and knowledge of their current circumstances. All receivables past due for 90 days or more are subject to an impairment assessment. A receivable will be considered to be impaired if there is an unresolved dispute, no effort is being made to reduce the debt, the debtor is the subject of receivership, liquidation or bankruptcy, or there are other known circumstances that indicate full recovery may be doubtful.

The Group does not have non-exchange receivables.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 13: RECEIVABLES FROM EXCHANGE TRANSACTIONS (CONTINUED)

The analysis of those receivables that are past due but not impaired at the end of the reporting period is as follows:

	Receivables past due but not impaired				
	Days past due				Total
	< 30	30 - 60	61 - 90	> 90	
	\$	\$	\$	\$	\$
2023					
Receivables past due but not impaired	173,103	37,349	20,242	68,501	299,195
2022					
Receivables past due but not impaired	43,051	77,613	23,667	70,584	214,915

There is no provision for impairment of receivables (2022: nil) and there has been no movement in the provision during the year (2022: nil).

	Note	2023	2022
		\$	\$
NOTE 14: INVENTORY UNDER CONSTRUCTION			
CURRENT			
Inventory under construction costs		-	218,023,824
Costs of Buildings A & B sold - transferred to COS in surplus and deficit		-	(137,424,287)
Writedown relating to Building A & B sold		-	(80,599,537)
Impairment of inventory under construction		-	(80,599,537)
Less impairment relating to Buildings A & B sold		-	80,599,537
Inventory under construction		-	-

The 2022 financial year saw the final completion and sale of building A property development. This marks the successful stage 1 completion of the Group's original concept plan for the development of Alexandra Park Living Precinct in September 2021 which represents a significant milestone for the Group.

NOTE 15: PROPERTY, PLANT AND EQUIPMENT

Land

Land Alexandra Park		
At valuation	<u>104,450,000</u>	<u>111,527,004</u>
Land improvements		
At cost	1,322,377	1,302,945
Accumulated depreciation	<u>(862,238)</u>	<u>(974,607)</u>
	<u>460,139</u>	<u>328,338</u>
Buildings and grandstands		
At cost	31,561,749	31,273,293
Accumulated depreciation	<u>(23,857,264)</u>	<u>(22,868,044)</u>
	<u>7,704,485</u>	<u>8,405,249</u>
Total land and buildings	<u>112,614,624</u>	<u>120,260,591</u>

Plant and equipment

Flood & security lighting at cost	1,427,527	1,427,527
Accumulated depreciation	<u>(1,392,861)</u>	<u>(1,381,123)</u>
	34,666	46,404
Plant, machinery & vehicles at cost	5,999,356	5,944,536
Accumulated depreciation	<u>(5,467,255)</u>	<u>(5,316,239)</u>
	532,101	628,297
Furniture and fittings at cost	1,142,818	1,142,818
Accumulated depreciation	<u>(1,026,842)</u>	<u>(993,758)</u>
	<u>115,976</u>	<u>149,060</u>
Total plant and equipment	<u>682,743</u>	<u>823,761</u>
Total property, plant and equipment	<u>113,297,367</u>	<u>121,084,352</u>

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 15: PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(a) Valuations

Land at Alexandra Park is carried at independent valuation prepared by K Beckett (ANZIV, SPINZ), Director, CBRE Limited, S Millar (MPINZ), Director, CBRE Limited, and Jamahl Williams (ANZIV, SPINZ), Director, CBRE Limited.

A portion of land at Alexandra Park was carried at independent valuation as at 30 July 2022 prepared by A Long (BPA, ANZIV, SPINZ), Director, LVC Limited, Registered Valuers. This was prepared in relation to the agreement for the sale of 1.6 hectares of the Group's land to Gleneagle Securities that was entered into by the Group in August 2021. This portion of land at Alexandra Park has since been sold.

The sales comparison method was used to arrive at the fair value of land at Alexandra Park, taking into consideration the general market perception of this type of asset. The valuation of Alexandra Park includes the potential opportunity to rezone the entire property to Mixed Use/Terrace House and Apartment Building, allowing for planning risks, costs and timing associated with rezoning land of this scale.

Land carried as part of property, plant and equipment does not include those areas of land recognised as investment property and reported at fair value in accordance with the requirements of PBE IPSAS 16 (Note 17).

The original cost of land carried at valuation is \$6,130,920. The surplus due to revaluation is \$145,666,112 (2022: \$152,743,115) (Note 22) and is carried as a separate line item in equity.

(b) Reconciliations

Reconciliation of the carrying amounts of property, plant and equipment at the beginning and end of the current financial year

Land Alexandra Park

Opening carrying amount	111,527,004	118,377,004
Revaluation	22 (7,077,004)	(6,850,000)
Closing carrying amount	<u>104,450,000</u>	<u>111,527,004</u>

Land improvements

Opening carrying amount	328,338	368,071
Additions	306,673	-
Depreciation expense	<u>(174,872)</u>	<u>(39,733)</u>
Closing carrying amount	<u>460,139</u>	<u>328,338</u>

NOTE 15: PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(b) Reconciliations (Continued)

Buildings and grandstands

Opening carrying amount	8,405,249	11,144,316
Additions	1,216	6,312
Depreciation expense	(701,980)	(951,743)
Reclassified as held for sale - Franklin Park, Pukekohe	-	(1,793,636)
Closing carrying amount	<u>7,704,485</u>	<u>8,405,249</u>

Flood and security lighting

Opening carrying amount	46,404	38,742
Additions	-	20,771
Depreciation expense	<u>(11,738)</u>	<u>(13,109)</u>
Closing carrying amount	<u>34,666</u>	<u>46,404</u>

Plant machinery and vehicles

Opening carrying amount	628,297	562,985
Additions	54,939	216,719
Depreciation expense	<u>(151,135)</u>	<u>(151,407)</u>
Closing carrying amount	<u>532,101</u>	<u>628,297</u>

Furniture and fittings

Opening carrying amount	149,060	191,155
Additions	-	121
Depreciation expense	<u>(33,084)</u>	<u>(42,216)</u>
Closing carrying amount	<u>115,976</u>	<u>149,060</u>

Total property, plant and equipment

Carrying amount at 1 August	121,084,352	159,682,273
Additions	362,828	243,923
Revaluation	(7,077,005)	(6,850,000)
Depreciation expense	(1,072,808)	(1,198,208)
Reclassified as held for sale	-	(30,793,636)
Carrying amount at 31 July	<u>113,297,367</u>	<u>121,084,352</u>

Note	2023	2022
	\$	\$

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
NOTE 16: INTANGIBLE ASSETS			
Computer software licences		161,281	161,281
Accumulated amortisation and impairment		<u>(160,659)</u>	<u>(156,289)</u>
		622	4,992
Website development		122,755	122,755
Accumulated amortisation and impairment		<u>(114,706)</u>	<u>(112,536)</u>
		<u>8,049</u>	<u>10,219</u>
Total intangible assets		<u>8,671</u>	<u>15,211</u>
There are no contractual commitments for the acquisition of intangible assets.			
(a) Reconciliations			
Reconciliation of the carrying amounts of intangible assets at the beginning and end of the current financial year			
<i>Computer software licence</i>			
Opening balance		4,992	12,773
Amortisation expense		<u>(4,370)</u>	<u>(7,781)</u>
Closing balance		<u>622</u>	<u>4,992</u>
<i>Website development</i>			
Opening balance		10,219	13,471
Amortisation expense		<u>(2,170)</u>	<u>(3,252)</u>
Closing balance		<u>8,049</u>	<u>10,219</u>

NOTE 17: INVESTMENT PROPERTIES

Investment properties at fair value

Opening carrying amount		45,855,013	45,225,000
Net gain or loss from fair value adjustment	7	(3,955,000)	(1,215,000)
Capitalised lease incentive (fitout contribution)		<u>154,560</u>	<u>1,845,013</u>
Closing carrying amount		<u>42,054,573</u>	<u>45,855,013</u>
223A/B Greenlane West, Epsom		34,154,573	37,180,013
32 Campbell Crescent, Epsom		<u>7,900,000</u>	<u>8,675,000</u>
		<u>42,054,573</u>	<u>45,855,013</u>

Investment properties are subject to revaluation on an annual basis.

The Group engaged CBRE Limited (2022: CBRE Limited), Registered Valuers, to provide an independent assessment of the fair value of Greenlane West, Epsom.

The 3 Retail Strata Units at property 223A Greenlane Road have been revalued to fair value, which has been determined using the direct capitalisation approach, having regard to the estimated net effective market rental, adjusted to reflect anticipated operating costs to produce a net income on a fully leased basis. The direct capitalisation method adopts a capitalisation rate for each retail unit ranging between 5.50% - 6.00% (2022: 5.00% - 5.75%).

The 11 Retail Strata Units at property 223B Greenlane Road have been revalued to fair value, which has been determined using the direct capitalisation approach, having regard to the estimated net effective market rental, adjusted to reflect anticipated operating costs to produce a net income on a fully leased basis. The direct capitalisation method adopts a capitalisation rate for each retail unit ranging between 5.00% - 6.00% (2022: 4.75% - 5.75%).

The Group engaged CBRE Limited (2022: CBRE Limited), Registered Valuers, to provide an independent assessment of the fair value of investment property at 32 Campbell Crescent, Epsom.

The fair value of property at 32 Campbell Crescent has been determined using both the direct capitalisation and discounted cash flow approaches, having regard to the existing lease to a good quality tenant. The rent is considered to lie at or around market levels with a further 2.5 years (2022: 3.5 years) to run on the lease. The direct capitalisation method adopts a capitalisation rate of 6.75% (2022: 6.0%), while the discounted cashflow calculation adopts an internal rate of return of 7.80% (2022: 7.25%) and a cashflow period of 10 years (2022: 10 years).

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 17: INVESTMENT PROPERTIES (CONTINUED)

Investment properties are subject to mortgages in favour of Westpac New Zealand Limited and/or ANZ Bank New Zealand Limited (Note 20).

The Group has no contractual obligations to purchase, construct or develop the existing investment properties or for repairs, maintenance or enhancements.

	Note	2023 \$	2022 \$
NOTE 18: PROPERTY HELD FOR SALE			
(a) Property details			
223C Green Lane West, Epsom (Investment)		-	15,611,997
225 Green Lane West, Epsom (Investment)		-	5,818,056
Land Alexandra Park (Portion held for sale)		-	18,347,031
242 Station Road, Pukekohe (Portion held for sale)		4,100,000	4,100,000
27 Yates Road, Pukekohe (Portion held for sale)		3,600,000	3,600,000
240 Station Road, Pukekohe (Portion held for sale)		21,300,000	21,300,000
Franklin Park, Pukekohe (Buildings)		<u>1,683,037</u>	<u>1,793,636</u>
		<u><u>30,683,037</u></u>	<u><u>70,570,720</u></u>
(b) Movements in the carrying value of properties held for sale			
Opening balance		70,570,720	39,777,084
Disposals		(39,777,083)	-
Depreciation		(110,600)	-
Transfers		-	<u>30,793,636</u>
Closing balance		<u><u>30,683,037</u></u>	<u><u>70,570,720</u></u>

The 2022 Property held for sale note discloses Property Assets valued under the "carrying value" methodology.

On August 13th 2021, the club entered into a conditional agreement for the sale of 1.6 hectares of the clubs Greenlane West land to Gleneagles Securities for \$50.1m. The conditions have been met and the deal was settled in October 2022. The group recognised a gain on sale of \$10.6m.

NOTE 18: PROPERTY HELD FOR SALE (CONTINUED)

On August 16th 2022, the Group entered into a conditional agreement for the sale of 35.2 hectares of the Group's Franklin Park property to Mount Hope Limited, for a sale price of \$100m (Note 29). The sale is conditional on the following items:

- Member Approval
- HRNZ Approval
- Resource Consent from Auckland Council
- Environment Court Approval

The sale is expected to go unconditional within the next 12 months. The property is measured at the lower of their carrying amount and fair value less costs to sell. The Group expects to recognise a gain on disposal of \$71.0m following the sale going unconditional. These properties generated \$0.1m in revenue during the year (2022: \$0.2m). This is a sale and leaseback transaction for two years from settlement date. The lease will be an operating lease.

All properties are subject to mortgages in favour of Westpac New Zealand Limited and/or ANZ Bank New Zealand Limited (Note 20).

	2023 \$	2022 \$
NOTE 19: PAYABLES FROM EXCHANGE TRANSACTIONS		
CURRENT		
<i>Unsecured liabilities</i>		
Trade payables	1,657,659	1,396,293
Development retentions payable	-	150,000
Deposits and receipts in advance	52,292	143,942
GST credits	71,484	30,869
Deferred rates	4,184	313,707
Other payables	<u>4,396</u>	<u>191,542</u>
	<u><u>1,790,015</u></u>	<u><u>2,226,353</u></u>

The Group does not have non-exchange payables.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
NOTE 20: BORROWINGS			
CURRENT			
<i>Secured liabilities</i>			
Bank loans		<u>78,354,070</u>	<u>122,386,933</u>
<p>At balance date a loan facility for \$44,000,000 (2022 \$75,595,210) with a current value drawn of \$42,792,699 (2022: \$75,085,577) was provided by Westpac New Zealand Limited (Westpac) with a maturity date of 31 October 2023 (2022: 31 December 2022) on an interest only basis with repayment due on settlement of the Pukekohe property deal (2022: Gleneagles property deal in October 2022) (refer note 18). The interest rate applicable is floating based on Westpac's 30 day bank bill bid rate plus margin of 2.50%.</p> <p>A loan facility for \$4,321,897 (2022: \$4,500,000) with a current drawdown of \$4,321,897 (2022: \$4,500,000) was provided with a maturity date of 31 October 2023 (2022: 31 December 2022) with interest payable monthly and repayment due on completion of the Pukekohe property settlement (2022: Gleneagles property settlement) (refer note 18) and the expected expiry of the facility. The interest rate applicable is floating based on Westpac's 90 day bank bill bid rate plus a margin of 2.00%.</p> <p>All loans to Westpac are secured by first and exclusive mortgages over the properties at 350 and 352 Manukau Road, 32 Campbell Crescent and a registered first and exclusive deed of assignment and Specific Security Agreement covering sale and purchase contracts, deposits, construction contracts and contractors performance bond and all building and local authority permits and resource consents related to the development. Westpac and ANZ also have a shared security arrangement over the race track land and buildings located at 354-378 Manukau Road.</p> <p>Following the completion and settlement of the Gleneagles property sale in October 2022, a restructured loan facility for \$32,200,000 (2022: \$32,200,000), including retentions, with a current value drawn of \$31,239,474 (2022: \$32,979,507) was provided by ANZ Bank New Zealand Limited (ANZ) with a maturity date of 31 October 2023 (2022: 31 October 2022) on an interest only basis with repayment due on settlement of future property sales. The interest rate applicable is floating based on ANZ's 30 day bank bill bid rate plus margin of 2.55%.</p> <p>The loan to ANZ is secured by first and exclusive mortgages over the properties at 223B and 239 Green Lane West, 240 Station Road, and a registered first ranking Specific Security Agreement over rights in respect of sale and purchase contracts, deposits, construction contracts, plans/specification and performance bonds related to the development, plus the shared security arrangement over the race track land and buildings located at 354-378 Manukau Road.</p>			

NOTE 21: EMPLOYEE ENTITLEMENTS

The liability for employee entitlements recorded in the balance sheet is made up as follows:

CURRENT		
Accrued salaries and wages	83,216	52,562
Liability for annual leave	214,907	183,366
Kiwisaver contributions on hand	<u>6,946</u>	<u>13,625</u>
	<u>305,069</u>	<u>249,553</u>

NOTE 22: REVALUATION SURPLUS RESERVE

The revaluation surplus reserve is that portion of equity that has been recognised by the periodic revaluation of land holdings, being an asset class within property, plant and equipment (note 15). Gains or losses in fair value are measured by independent valuation and are disclosed within other comprehensive revenue and expense. No income tax effect is incurred. Land holdings have been revalued at 31 July 2023, refer note 15.

Fair value movements on investment property are not part of the revaluation surplus reserve. Gains or losses arising on the measurement of fair value of investment property are recognised in the surplus for the year and form part of accumulated revenue and expense, refer notes 17.

Revaluation surplus reserve	22(a)	<u>145,666,111</u>	<u>152,743,115</u>
		<u>145,666,111</u>	<u>152,743,115</u>

The revaluation surplus reserve comprises Alexandra Park - Epsom \$142,443,111 (2022: \$149,520,115) and Franklin Park, Pukekohe \$3,223,000 (2022: \$3,223,000). Franklin Park, Pukekohe was classified as non current assets held for sale in the prior year but has not yet been sold.

(a) Revaluation surplus reserve

Movements in reserve

Opening balance		152,743,115	159,593,115
Revaluation of Alexandra Park, Epsom	15	<u>(7,077,004)</u>	<u>(6,850,000)</u>
Closing balance		<u>145,666,111</u>	<u>152,743,115</u>

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

	Note	2023 \$	2022 \$
NOTE 23: CASH FLOW INFORMATION			
(a) Reconciliation of cash			
Cash at the end of the financial year as shown in the consolidated statement of cash flows is reconciled to the related items in the consolidated statement of financial position is as follows:			
Cash on hand		109,453	145,541
Cash at bank - operating accounts		733,570	594,610
Cash at bank - gaming accounts		<u>214,330</u>	<u>138,728</u>
		<u>1,057,353</u>	<u>878,879</u>
(b) Reconciliation of net cash flow from operations			
Net surplus/(deficit) for the year		296,954	(6,863,902)
Adjustments and non-cash items			
Amortisation		6,540	11,033
Depreciation		1,183,290	1,198,208
Fair value adjustment to investment property		3,955,000	1,215,000
Gain on sale of investment property		(10,562,215)	-
Capitalised lease incentive (fitout contribution)		(154,560)	(1,845,013)
Net changes in in working capital			
(Increase) / decrease in receivables		(102,103)	1,539,966
(Increase) / decrease in inventories		(7,335)	3,773
Increase / (decrease) in payables		(436,339)	(5,402,166)
Increase / (decrease) in employee entitlements		55,516	(42,775)
Capitalised development costs classified within operating cashflow			
		-	<u>133,175,660</u>
Cash flows from operating activities		<u>(5,765,252)</u>	<u>122,989,784</u>

NOTE 24: KEY MANAGEMENT PERSONNEL COMPENSATION

Compensation received by key management personnel of the group		
- short-term employee benefits	<u>950,000</u>	<u>1,075,770</u>
	<u>950,000</u>	<u>1,075,770</u>

Key management personnel have authority and responsibility for planning, directing and controlling the activities of the Group, compensation paid to key management personnel is comprised of short-term employee benefits only. Total key management personnel compensation paid for the year is \$950,000 for 5 full time equivalent employees, including changes in personnel (2022: \$1,075,770, 5 full time equivalent employees).

NOTE 25: RELATED PARTY TRANSACTIONS

Related Party	Relationship
J A Mackinnon	President
R Dunn	Vice President
S Plant	Elected Director
L Oughton	Elected Director
S Brooks	Appointed Director
R Croon	Director

(a) Remuneration paid to members of the board

	2023 \$	2022 \$
J A Mackinnon	46,000	37,000
R Croon	19,000	37,000
S Plant	19,000	19,000
L Oughton	19,000	19,000
S Brooks	19,000	19,000
R Dunn	28,000	9,500
G Harford	<u>-</u>	<u>9,500</u>
	<u>150,000</u>	<u>150,000</u>

Board members are actively engaged in the sport of harness racing and may transact with the Group on normal terms in pursuing their interest and involvement therein.

During the prior year board member Graham Harford resigned from his position as an elected director and was replaced by Robert Dunn.

R Croon has been engaged as a consultant to the Club and received fees of \$100,000 during the year (2022: \$106,667)

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2023

NOTE 26: LEASES AS A LESSOR

The Group has future non-cancellable minimum operating lease payments as a lessor as detailed in the table below:

Note	2023 \$	2022 \$
Less than 1 year	2,758,111	3,257,221
2 - 5 years	7,776,404	9,929,827
Greater than 5 years	<u>5,276,994</u>	<u>7,672,539</u>
	<u>15,811,509</u>	<u>20,859,587</u>

NOTE 27: CAPITAL AND OPERATING LEASE COMMITMENTS

(a) Operating lease commitments

Non-cancellable operating leases contracted for but not capitalised in the financial statements:

Payable		
- not later than one year	4,333	4,333
- later than one year and not later than five years	<u>8,305</u>	<u>12,638</u>
	<u>12,638</u>	<u>16,971</u>

The operating lease commitment relates to rental of a photocopier.

(b) Capital expenditure commitments contracted for:

There are no capital commitments as at 31 July 2023.

NOTE 28: CONTINGENT LIABILITIES

The Group has indemnified Westpac New Zealand Limited in respect of a \$30,000 (2022: \$30,000) bank guarantee in favour of the New Zealand Racing Board. The guarantee was required as a condition of the Group being able to operate a social TAB agency at Alexandra Park.

The Group is currently in dispute with Eden Foods Limited regarding claims that Eden Foods Limited suffered losses due to delays in construction of the various property developments of the Group. The matter is the subject of an arbitration hearing due to be heard in October 2023. It is not yet possible to quantify the risk to the Group or determine the likelihood of success.

In the prior year a staff member raised a concern with the Group relating to historical bonus payments. The dispute was unable to be resolved during arbitration and the issue was heard by the Employment Relations Authority in February 2023. Further information has been requested and provided to the Employment Relations Authority during the year. A final decision on this matter is due later in 2023. The Club do not consider there to be any expected cash outflow from this decision.

There are no other material capital commitments or contingent liabilities as at 31 July 2023 (2022: nil).

NOTE 29: EVENTS SUBSEQUENT TO REPORTING DATE

On August 16th 2022, the Group entered into a conditional agreement for the sale of 35.2 hectares of the Group's land to Mount Hope Limited, for a sale price of \$100m. The agreement is expected to settle in December 2023. The sale proceeds will be used to invest in new training facilities and extinguish debt.

NOTE 30: RECONCILIATION OF PROFIT FROM OPERATIONS

Operating deficit from continuing operations	296,954	(6,863,902)
Finance costs	6,506,583	6,345,746
Amortisation expense	6,540	11,033
Depreciation expense	1,183,289	1,198,208
Fair value (gain) / loss on investment property	(6,833,870)	1,215,000
Development costs expensed	<u>(115,232)</u>	<u>(2,036,526)</u>
Operating surplus before non cash and property items	<u>1,044,264</u>	<u>(130,441)</u>



BDO Auckland

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF AUCKLAND TROTTING CLUB INCORPORATED

Opinion

We have audited the general purpose financial report of Auckland Trotting Club Incorporated ("the Club") and its subsidiaries (together, "the Group"), which comprise the consolidated financial statements on pages 4 to 42, and the consolidated statement of service performance on pages 1 to 3. The complete set of consolidated financial statements comprise the consolidated statement of financial position as at 31 July 2023, the consolidated statement of comprehensive revenue and expense, consolidated statement of changes in net assets/equity, consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion the accompanying general purpose financial report presents fairly, in all material respects:

- the consolidated financial position of the Group as at 31 July 2023 and its consolidated financial performance, and its consolidated cash flows for the year then ended; and
- the consolidated service performance for the year ended 31 July 2023, in accordance with the Group's service performance criteria,

in accordance with Public Benefit Entity Standards issued by the New Zealand Accounting Standards Board.

Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with International Standards on Auditing (New Zealand) ("ISAs (NZ)") and the audit of the consolidated statement of service performance in accordance with the ISAs and New Zealand Auditing Standard (NZ AS) 1 *The Audit of Service Performance Information (NZ)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the General Purpose Financial Report section of our report. We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our firm carries out other assignments for the Group in the area of Agreed Upon Procedures in relation to the Club's Class 4 Gaming Licence. The firm has no other relationship with, or interests in, the Group or its subsidiary/any of its subsidiaries.

Material Uncertainty Related to Going Concern

We draw attention to Note 1(b) to the financial statements, which indicates that the Group incurred a net deficit from continuing operations of \$6.8m during the year ended 31 July 2023 and, as of that date, the Group's current liabilities exceeded its current assets by \$47.3m. As stated in Note 1(b), these events or conditions, along with other matters as set forth in Note 1(b), indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Other Information



BDO Auckland

The directors are responsible for the other information. The other information obtained at the date of this auditor's report is information contained in the general purpose financial report, but does not include the consolidated statement of service performance and the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated statement of service performance and consolidated financial statements does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the consolidated statement of service performance and 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 statement of service performance and the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the directors.

Directors' Responsibilities for the General Purpose Financial Report

The directors are responsible on behalf of the Group for:

(a) the preparation and fair presentation of the consolidated financial statements and consolidated statement of service performance in accordance with Public Benefit Entity Standards issued by the New Zealand Accounting Standards Board;

(b) service performance criteria that are suitable in order to prepare service performance information in accordance with Public Benefit Entity Standards; and

(c) such internal control as those charged with governance determine is necessary to enable the preparation of the consolidated financial statements and consolidated statement of service performance that are free from material misstatement, whether due to fraud or error.

In preparing the general purpose financial report the directors are responsible for assessing the Group'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 those charged with governance either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the General Purpose Financial Report

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole, and the consolidated statement of service performance 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 (NZ) and NZ AS 1 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 or collectively, they could reasonably be expected to influence the decisions of users taken on the basis of this general purpose financial report.

A further description of the auditor's responsibilities for the audit of the general purpose financial report is located at the XRB's website at <https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-13/>

This description forms part of our auditor's report.



BDO Auckland

Who we Report to

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

A handwritten signature in black ink that reads 'BDO Auckland'.

BDO Auckland
Auckland
New Zealand
04 October 2023



MEMBERS

LASTNAME	INITIAL	YEAR
ABERNETHY	J	2013
ABERNETHY	P	2007
ALEXANDER	J	2004
ALLEN	L	2016
ANDREW	G M	1976
ARCHER	D	1972
ARGUS	P	2015
ARNET	S	2006
ASHBY	G	1973
AUSTIN	R	2022
BAILLIE	P	1987
BAKER	N	1981
BALLE	C	2017
BALLE	D	2017
BALLE	K	1984
BALLE	M	1982
BANTON	C	1996
BARNES	D	2023
BARNES	K	1980
BARNES	R	1981
BARRADALE	C	1980
BARRY	P	1967
BAX	E	1984
BENNETT	M	2020
BERTAUT	L	2004
BILLINGTON	N	2009
BLANCHARD	P	2022

LASTNAME	INITIAL	YEAR
BOLAND	J	1982
BOSCH	F B	1997
BRADLEY	K	2019
BRADY	T	2012
BRECKON	A	2012
BRECKON	G	1969
BRECKON	G	2012
BRECKON	K	1995
BRECKON	K	2014
BRENAN	J	2017
BRIERLEY	A	2011
BROWN	K M	2022
BROWNEE	I	1989
BULT	P	1985
BURLEY	P	1973
BURTON DEW	B	2013
BUTCHER	J	2017
BUTCHER	P	2017
CALLAGHER	H	2019
CAMPBELL	D	2017
CAMPBELL	S	1964
CAMPION	R	2012
CARGILL	T	2003
CARR	R	1984
CARTER	B	1995
CARTER	M	2014
CARTER	R	1984

LASTNAME	INITIAL	YEAR
CHARLTON	P	2008
CHIA	S	2000
CHURCHES	M	2010
CLEMENT	P J	2022
COLE	G	1992
COLE	J	2014
COLE	M	2013
COLLINS	J	2008
COLSON	D	2004
COLSON	S	2022
COMMONS	F	1962
CONROY	D	1953
COOK	O M	2019
COOK	P	1986
COOPER	A J	2013
CORBOY	M	2014
CORNER	P	1992
CORNWALL	S	1998
CORNWALL	S	2022
COZENS	L	1976
CRADDOCK	N	2021
CRONIN	P	2017
CROOKE	K	1977
CROOKES	G	2016
CROON	R	2002
CROUTH	J	1989
CULPAN	N	1972

LASTNAME	INITIAL	YEAR
CUMMINGS	W D	2021
CURACH	G	1981
CURSON	P	1999
CURTIN	J	1988
DATSON	G	2008
DAVIDSON	K	1984
DAVIES	E	2018
DAVIES	J	2015
DAVIS	T	2004
DAVISON	S	2017
DE JONGH	C	2018
DE SILVA	D	2018
DELL	G	1956
DELL'ISOLA	A	1979
DEMPSEY	R	2002
DIAS	J	2017
DICKIE	R	2009
DIVICH	A	1969
DONALDSON	D	2018
DONALDSON	L	2018
DORMER	G	1989
DOUGHTY	G	1995
DOUGHTY	W	1995
DOW	J	2009
DRIVER	L	1988
DUDLEY	M	1988
DUNELL	T	2006

MEMBERS

LASTNAME	INITIAL	YEAR
DUNFORD	D	2007
DUNFORD	M	2010
DUNN	I	1987
DUNN	R	2017
EAGLES	P	1963
EDMONDS	C	2018
EDMUNDS	P	1979
ELFLEET	E	2013
EMERSON	B	2020
ERB	C	2016
EUSTACE	A	2012
EVANS	J	1979
EWINGTON	R	2015
FAMULARO	R	1999
FARRELL	B	2009
FEEK	M	1987
FENSOM	P N	2022
FENSOM	R E	2022
FERGUSON	K	1970
FOLEY	W	1986
FORBES	J	1993
GAIN	A	2010
GALBRAITH	A	1964
GARELJA	T	1979
GIANOTTI	B	1985
GIBBONS	N	1970
GIBBONS	P	1972

LASTNAME	INITIAL	YEAR
GLENN	M	1965
GOLDSWORTHY	D	1998
GOLDSWORTHY	M	1991
GOLDSWORTHY	M	1991
GORDON	N	1998
GRAHAM	D	2022
GRAY	R	1976
GRAYLING	A	2006
GREEN	B	1983
GREEN	M	1984
GREEN	P	2022
GREEN	T	1967
GRIERSON	A	1996
GRIFFITHS	S	1969
GRIMMOND-RE-ICHEL	L	1977
GUBB	W	2004
HABRAKEN	H	1983
HACKETT	B	2008
HADDOCK	G	1962
HADLEY	B	2018
HADLOW	S	1996
HAILES	P	2012
HALL	J	1989
HANNA	V	2010
HARDING	G	1991
HARRIS	C	2007

LASTNAME	INITIAL	YEAR
HARRIS	H	1969
HARRISON	B	1954
HARRISON	K	1963
HART	J	1989
HASLAM	P	1981
HEALEY	B	1975
HECK	M P	2005
HEDGER	B	1979
HENLEY	G	1994
HERLIHY	S	1995
HERLIHY	T	1995
HEWES	B	1990
HICKEY	J	1979
HODGKINS	M	1994
HOGGARD	M	2013
HOLLIS	L G	2022
HOLLOWAY	S	1985
HOOPER	R	1968
HORNBLOW	B	1964
HOYLE	M	1982
HOYTE	W	1969
HUGHES	B	2006
HUGHES	G	2022
HULST	G	2009
HUNTER	M	1995
IRONMONGER	B	1992
IRWIN-PARSONS	L	2005

LASTNAME	INITIAL	YEAR
JAMES	B	2010
JOHNSON	B	1985
JOHNSON	C	2013
JOHNSON	G	2014
JOHNSON	R	1987
JOHNSON	T	2013
JONES	G	2019
JONES	J	1989
JONES	P	1967
JURY	L	1989
KEEGAN	G	1975
KEENE	G	2016
KELLY	P	2017
KENNEDY	J	1964
KENNEDY	R	1988
KENNY	P	2018
KERR	A	2012
KERR	G	1967
KETTLE	T	2015
KIRK	P	2016
KIRK	P J	2021
KIRKBRIDE	D	1975
KLAASSEN	D	2017
KNOX	A	1994
KNOX	D	2015
KNOX	S	2015
KOEFOED	R	1983

LASTNAME	INITIAL	YEAR
KUSABS	S	2012
LAHOOD	P	1989
LAMBERT	S	2022
LANDON	C	1974
LASCELLES	P	1985
LATIMER	D	2013
LAWRENCE	R	2021
LEAN	S	2017
LEE	B	2013
LEE	M	2004
LESLIE	M	1968
LEWIS	P	2019
LINDSAY	J W	2019
LIPA	S	1977
LITTLE	M	2018
LLOYD	M	1978
LLOYD	N	2017
LOGAN	G	2010
LOGAN	P M	2019
LONG	J	1991
LOOMB	J	1968
LOVETT	R	2005
LOWTHER	P	1980
LUM	L	1969
LYNCH	B	1989
MABEY	B	1992
MACKINNON	C	2012
MACKINNON	J	1989
MACKINNON	O	2012
MAGNESS	J	1968

LASTNAME	INITIAL	YEAR
MAKAN	D	2003
MANN	D	1969
MARR	K	1990
MARTINOVICH	M	1990
MASON	A	2011
MASON	G	2009
MASON	T	2023
MATHEWS	J	2009
MATTHEWS	D	2021
MATTHEWS	S	1983
MATUSCHKA	A	2013
MAY	P	2013
MCAULEY	B	1993
MCCASLIN	D	2013
MCCLINTOCK	G	1985
MCDONALD	B	2000
MCFADZEAN	R	2021
MCGEACHIE	B	2016
MCILRAITH	D	1986
MCINTOSH	J	1969
MCISAAC	V	1969
MCKAY	K	2011
MCKEARNEY	J	2000
MCKENDRY	M	2001
MCKERROW	K	1985
MCKINNON	M	2022
MCLEOD	K	2013
MCLEOD	M	2013
MCMATH	B	1987
MCRAE	J	1972

LASTNAME	INITIAL	YEAR
MCRAE	J	1972
MEADOWS	A	1978
MEALE	B	1980
MENDE	F	1998
MIDDLETON	I	2015
MILLIER	G	1999
MILTON	M	2021
MILWARD	B	2015
MOFFIT	J	1962
MOHANAKRISH- NAN	J	2011
MONTAGNA	C	2019
MOORE	D	2003
MOORE	J	2007
MOORE	T	1988
MORRIS	K	2005
MRKUSICH	G	1990
MULLINS	P	2018
MUNRO	I	2017
MURRAY	C	1988
MURRAY	R	2022
MUSSON	H	1965
MYLES	G	1984
NADEN	T	1968
NEAL	D	2011
NEEDHAM	B	2006
NEVILLE	K	1997
NICOLSON	A	1981
NIEPER	M	1972
NIGRO	J	1984

LASTNAME	INITIAL	YEAR
NOTMAN	M	1984
O'CONNOR	S	2019
OLIVER	W	1968
OUGHTON	F	2014
OUGHTON	L	1975
OUGHTON	S	2017
OUTTRIM	S	1988
OUTTRIM	W	1984
PARKER	A	2014
PARKINSON	A	1998
PARRIS	L	2004
PATON	R	1999
PAUL	M	1960
PEART	G	2017
PENGELLY	W	1966
PETTIFER	L	1975
PHELAN	S	2019
PHILLIPS	S	1972
PHILPOTT	J	1985
PILKINGTON	R	2018
PLANT	B	2005
PLANT	S	2005
POLLOCK	K	2017
POWELL	I	1980
PRATT	A	2007
PRESTON	H	1969
PURDON	B	2001
PURDON	K	2014
PYE	L	1976
QUINN	T	1977

LASTNAME	INITIAL	YEAR
RACK	G	2001
READ	G	2015
REYNOLDS	J	2001
RINGROSE	M	2002
ROBERTSON	G	1967
ROBERTSON	G	1976
ROBERTSON	M	1964
ROBINSON	G	1967
ROBINSON	W	1997
ROGERSON	G	2009
ROIGARD	P	2021
ROSS	J	1992
ROUSE	G	1965
RUPP	C	2005
SADLER	J	1997
SADLER	R	1983
SAMPSON	M	1993
SCOLTOCK	W	1966
SCOTT	B	1965
SCOTT	J	1986
SCREEN	J	2015
SCREEN	P	2003
SCREEN	T	2015
SELWYN	M	1964
SHAND	G	2005
SHAW	C	2013
SHAW	I	1988
SHEARING	G	1992
SHEEHAN	D	2017
SHEW	S	1965

LASTNAME	INITIAL	YEAR
SHORTER	D	1980
SHORTER	D	2004
SHORTT	L	2015
SISSONS	R	1999
SIXTON	C	1994
SIXTON	D	1990
SKINNER	K	1977
SKINNER	M	1977
SMITH	C	2012
SMITH	D	1989
SMITH	D	1999
SMITH	P	1995
SMITH	P	1996
SOUTHEY	R	1983
STEWART	R	1975
STOCKMAN	G	1994
STOCKMAN	S	1981
STORCK	E	1992
STRAWBRIDGE	C	2006
STREET	J	1984
STREET	L	2017
STUART	C	2005
SUMICH	M	1984
SUN	A	2022
SWEENEY	G	2020
SYKES	G	1973
TAPPER	S	1984
TARRY	B	1986
TAYLOR	A	2016
TAYLOR	B	2005

LASTNAME	INITIAL	YEAR
TAYLOR	D	2013
TAYLOR	J	2005
TAYLOR	J	2016
THOMPSON	S	2013
TILSLEY	N	2017
TONG	F	1982
TRAPSKI	F	2011
TREADWAY	M	1988
TREVENEN	R	1995
TRILLO	V	1976
TURNER	D	1995
TURNER	P	2017
TWOMEY	B J	2022
UPTON	J	2022
VALENTINE	L	2015
VALENTINE	W	2015
VINCE	T	2017
WAIDE	R	1979
WALKER	W A	2021
WALLNUTT	A W	2022
WAPP	A	2007
WAPP	D	2007
WARNOCK	P	1960
WATERS	S	1975
WATT	R	1969
WATTS	D	2017
WATTS	L	2017
WAYMOUTH	J	2018
WEBSTER	J	2010
WELLS	P	2011

LASTNAME	INITIAL	YEAR
WETHERILL	M	1975
WETHERILL	R	1990
WHARFE	G	1998
WHITING	B	1985
WHYTE	W	2003
WILLIAMS	G	2013
WILLIAMS	J	2020
WILLIAMS	M	2021
WILLY	A	1967
WILSON	W	2013
WOOLLAMS	K	1968
WOOLSTON	G	1991
WRIGLEY	M	1977
YARDLEY	J	1994
YEE	L	1986
YEE	R	1965
YEE	V	1965
YONG	K	1997
ZALOUM	R	1969

**Thank you
for your
on-going
support**



ALEXANDRA
— PARK —

PHOTOGRAPHY BY TRISH DUNELL