On behalf of the Board, management and staff of Augusta Capital, I would like to thank you for attending the eleventh annual meeting of Augusta Capital, which I declare open. My name is Paul Duffy and I am Augusta Capital's Chairman.

I'd like to welcome my fellow directors:

- John Loughlin;
- Mark Petersen;
- Martin Goldfinch;
- Mark Francis; and
- Bryce Barnett.

There are also a number of members of staff present and I'd like to thank them and acknowledge them for all their efforts in the past year.

I'd also like to thank our auditors from EY and lawyers from Chapman Tripp for attending.

In opening the meeting, I can confirm the following:

- The Company Secretary has confirmed the notice of meeting was duly sent to all shareholders and persons entitled to receive notice of it via our share registry, Link;

- A quorum for the meeting (being at least 3 shareholders) has been achieved; and

- Proxies totalling 52.5% of the total votes have been received.

The agenda for the meeting is:

- I'll provide an overview on the past financial year and the board's focus for the future;

- Mark Francis will discuss the results and future strategy in more detail;

- Mark will also discuss the proposed changes to the constitution;

- We will then open the floor to any questions on the resolutions;
- Finally, the proposed resolutions will then be voted on.

Chairman's address

At last year's annual meeting, I commented that a key focus for the board was on increasing recurring management fee income. This year, it's pleasing to report that we have delivered on that focus and continue to implement a number of strategies to further grow the funds management business. The key focus is continued growth in recurring management fee income which will be driven by the establishment of new syndicates and a range of multi-asset property funds.

Recurring annualised base management fees increased 10% in the last financial year – for the board, this is a key measure of the success of the last year and the base being built for the future stability of the company. This trend has continued in the new financial year with the completion of the 33 Broadway Offer at the end of June and our latest Australian syndication which will settle this coming Monday.

In the last financial year, we raised over $200 million in equity for the establishment of new syndications. This included the two largest ever syndications completed by Augusta – the NZME and BDO buildings at Graham Street, Auckland. Outside of the KiwiSaver sector, there are very few entities across the financial sector which will have raised similar amounts of equity.

The success of those capital raisings has seen the number of investors in our syndicates and funds grow 20% in the past year. Augusta now has over 3,000 investors in its syndicates and 880 shareholders in Augusta Capital. Clearly there remains plenty of scope to grow these numbers, which is only exciting for the future of the business.

This remains a business in transition, however. A significant portion of our revenue is still derived from directly held property at the Finance Centre, Auckland. Last year, a significant milestone was achieved with shareholders approving the sale of the Finance Centre. We faced a frustrating delay with new titles being issued but have now completed the first settlement with the sale of Augusta House. The remaining properties will settle in 2018 and 2019. The capital released from these sales will feed the growth of the funds management business through warehousing of property, underwriting and co-investments in new funds. We need to source these opportunities though and this is proving increasingly difficult in the current market, particularly as we focus on the Auckland market.

As a result of these sales, we are reviewing the structure of our banking facilities and today's proposed constitution change is an important step to provide flexibility for our funding arrangements.

Looking ahead to the future year, we will continue to invest in the funds management business. This won't just take the form of investment in property. We will also continue to invest in new staff, technology and processes. While this may come at a cost, it is firmly aimed at increasing our recurring management fee income and I look forward to reporting to you on this again at next year's annual meeting.

Finally, a note on our board composition. We signalled last year that John Loughlin would retire at this year's annual meeting with a new director to be appointed. We are quite progressed in our search for a new director but have not completed our recruitment before this annual meeting. As a result, John has agreed to stay on as a director until approximately Christmas and we expect to announce a new director appointment in the coming months.

I’d like to now pass it over to Mark to discuss in more detail the financial results and the future strategy.