



**SENIOR TRUST RETIREMENT  
VILLAGE LISTED FUND**

**PRELIMINARY  
HALF YEAR REPORT**

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**SEPTEMBER 2016**

**SENIOR TRUST RETIREMENT VILLAGE LISTED FUND**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 30 SEPTEMBER 2016**

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**SENIOR TRUST RETIREMENT VILLAGE LISTED FUND**

**BUSINESS DIRECTORY**

**As at 30 September 2016**

IRD Number: 117-982-076

Nature of Business: Investment

Directors (Manager): Joseph van Wijk  
Scott Daniel Lester  
Raymond Clive Jimmieson

Address: c/- Sargent & Franicevic, Level 10, Tower Centre, 45 Queen St, Auckland

Trustee: The New Zealand Guardian Trust Company Limited

Manager: Senior Trust Management Limited

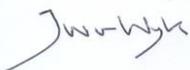
Bankers: Bank of New Zealand, Newmarket, Auckland

Auditors: William Buck Christmas Gouwland  
Level 4, 21 Queen Street  
Auckland CBD

**These financial statements have been authorised on behalf of the Manager’s Board of Directors on 29 November 2016.**



.....  
**Scott Lester**  
**Director**



.....  
**Joseph van Wijk**  
**Director**



.....  
**Clive Jimmieson**  
**Director**

**SENIOR TRUST RETIREMENT VILLAGE LISTED FUND**

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE 6 MONTHS ENDED 30 SEPTEMBER 2016**

	<b>6 Months to 30 September 2016</b>	<b>1 Month to 30 September 2015</b>
	<b>Unaudited</b>	<b>Unaudited</b>
	<b>\$</b>	<b>\$</b>
<b>Revenue</b>		
Interest income	458,504	-
<b>Total Revenue</b>	<b>458,504</b>	<b>-</b>
<b>Less Expenses</b>		
Accounting Fees	5,750	-
Audit Fees	10,099	-
Trustee Fees	8614	-
Listing Fees & Registry Services	38,830	-
Management Fees	134,426	-
FMA Levy	1,917	-
Compliance	12,511	-
Bank charges	622	-
<b>Total expenses</b>	<b>212,768</b>	<b>-</b>
<b>Net profit before tax</b>	<b>245,736</b>	<b>-</b>
Taxation	68,806	-
<b>Net profit after tax attributable to unit holders</b>	<b>176,930</b>	<b>-</b>
Other comprehensive income after tax	-	-
<b>Total comprehensive income after tax attributable to unit holders</b>	<b>176,930</b>	<b>-</b>

**SENIOR TRUST RETIREMENT VILLAGE LISTED FUND**

**STATEMENT OF FINANCIAL POSITION  
AS AT 30 SEPTEMBER 2016**

	<b>Sep 2016</b> Unaudited \$	<b>Mar 2016</b> Audited \$	<b>Sep 2015</b> Unaudited \$
<b>Current Assets</b>			
Cash & Cash Equivalent	1,137,856	739,918	210,000
Trade Debtors	91,096	18,944	
Accrued Interest – Managers Loan	12,728	-	
Prepayments	21,563		
Link Market Services – funds held	-	327,782	
Loan – Senior Trust Management Limited	138,927	138,927	
	<b>1,402,170</b>	<b>1,225,571</b>	<b>210,000</b>
<b>Non-Current Assets</b>			
Deferred Tax Asset	4,114	3,864	
Loan – Senior Trust Management Limited	486,243	555,707	
Loan – Whitby	5,165,492	1,528,534	
Loan – Palm Grove Partnership	3,500,000	2,497,640	
Loan – Quail Ridge	1,060,499	-	
	<b>10,216,348</b>	<b>4,585,745</b>	
<b>Total Assets</b>	<b>11,618,518</b>	<b>5,811,316</b>	<b>210,000</b>
<b>Current Liabilities</b>			
Trade Creditors	1,725	73,642	
Accrued Audit Fees	9,692	13,800	
Accrued Trustee Fees	1,652		
Accrued Listing Fees	-	13,547	
Accrued Management Fees	79,894	-	
Accrued Distribution to Investors	100,041	72,569	
Un-allotted Subscriptions	944,500	70,000	210,000
Compliance Accrual	5,000	-	
Income Tax Payable	5,030	30,073	
	1,147,534	273,631	
<b>Total Liabilities</b>	<b>1,147,534</b>	<b>273,631</b>	<b>210,000</b>
<b>Net Assets</b>	<b>10,470,984</b>	<b>5,537,685</b>	<b>0</b>
<b>Equity</b>			
Units	10,455,750	5,530,950	0
Retained Earnings	15,234	6,735	0
<b>Total Equity</b>	<b>10,470,984</b>	<b>5,537,685</b>	<b>0</b>

**SENIOR TRUST RETIREMENT VILLAGE LISTED FUND**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE 6 MONTHS ENDED 30 SEPTEMBER 2016**

<b>Sep 2016</b>	<b>Units Unaudited \$</b>	<b>Retained Earnings Unaudited \$</b>	<b>Total Equity Unaudited \$</b>
<b>Equity at beginning</b>	5,530,950	6,735	5,537,685
Total Comprehensive Income	-	176,930	176,930
Distributions unit holders	-	(168,431)	(168,431)
Allotted Investor units	<u>4,924,800</u>	<u>-</u>	<u>4,924,800</u>
<b>Equity at the end of the period</b>	<b><u>10,455,750</u></b>	<b><u>15,234</u></b>	<b><u>10,470,984</u></b>

<b>Sep 2015</b>	<b>Units Unaudited \$</b>	<b>Retained Earnings Unaudited \$</b>	<b>Total Equity Unaudited \$</b>
<b>Equity at beginning</b>		-	-
Total Comprehensive Income	-	-	-
Distributions unit holders	-	-	-
Allotted Investor units	<u>-</u>	<u>-</u>	<u>-</u>
<b>Equity at the end of the period</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>

**SENIOR TRUST RETIREMENT VILLAGE LISTED FUND**

**STATEMENT OF CASH FLOWS  
FOR THE 6 MONTHS ENDED 30 SEPTEMBER 2016**

	<b>6 Months to 30 September 2016 Unaudited \$</b>	<b>1 Month to 30 September 2015 Unaudited \$</b>
<b>Cash flows from/(used in) operating activities</b>		
Receipts from customers – STML recharges	-	-
Interest Received from borrowers	373,624	-
Payments to suppliers	(237,358)	-
Taxation paid	(94,099)	-
	<hr/>	<hr/>
Net cash generated from operating activities	<b>42,167</b>	-
<b>Cash flows from/(used in) investing activities</b>		
Loans advanced to Retirement Villages	(5,699,817)	-
Loans advanced to Manager	-	-
Proceeds from Manager loan repayments	69,464	-
	<hr/>	<hr/>
Net cash used in investing activities	<b>(5,630,353)</b>	-
<b>Cash Flows from/(used in) financing activities</b>		
Proceeds from units allotted	5,252,582	-
Proceeds from units un-allotted	874,500	210,000
Distributions to unit holders	(140,959)	-
	<hr/>	<hr/>
Net cash from financing activities	<b>5,986,123</b>	<b>210,000</b>
<b>Net increase/(decrease) in cash and cash equivalents held</b>		
	397,938	210,000
Cash & cash equivalents at start of the year	739,918	-
	<hr/>	<hr/>
<b>Cash &amp; cash equivalents at the end of the year</b>	<b>1,137,856</b>	<b>210,000</b>

## SENIOR TRUST RETIREMENT VILLAGE LISTED FUND

### 1 Reporting Entity

The financial statements are for Senior Trust Retirement Village Listed Fund (the Fund).

The Fund is a unit trust established by deed dated 11 September 2015 between Corporate Trust Limited (Trustee) and Senior Trust Management Limited (Manager). On 23 November 2015, Corporate Trust Limited retired as Trustee and The New Zealand Guardian Trust Company Limited was appointed as the new Trustee. The Unit Trust has a maturity date of 11 March 2021.

The address of the registered office is c/- Sargent & Franicevic, Level 10, Tower Centre, 45 Queen Street, Auckland. The Fund's principal business activity is to undertake authorised investments principally loans secured by mortgages of retirement villages, deposits with any registered bank or in any other debt security selected by the Manager and approved by the Trustee. The Fund is profit orientated.

The Fund is listed on the New Zealand Stock Exchange (NZX) and is a FMC reporting entity for the purpose of the Financial Markets Conduct Act 2013.

From 11 March 2016, the Manager was licensed under the Financial Markets Conduct Act 2013 to be the manager of the Senior Trust Retirement Village Listed Fund. Accordingly, the Fund transitioned to the Financial Markets Conduct Act 2013 on 11 March 2016. Any offers in the Fund made after that date are therefore being made under the Act.

The Units in the Fund will be issued in reliance on the exclusion for offers of the financial product of the same class as quoted financial products in Clause 19 of Schedule 1 of the Act. As a result of relying on that exclusion, the Manager is not required to issue a Product Disclosure Statement of the offer of Units in the Fund.

### 2

#### 2.1 Revenue Recognition

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised.

##### Interest Income

Revenue is recognised as interest accrues using the effective interest method.

#### 2.2 Finance Expenses

Finance expenses comprise interest expense on borrowings. Interest expense is recognised in profit or loss using the effective interest method.

#### 2.3 Income tax

##### Income tax expense

Tax expenses for the year comprises current and deferred tax recognised in the Statement of Profit or Loss and Other Comprehensive Income.

Current tax is expected tax payable on the taxable income for the year, using the tax rates enacted or substantively enacted at balance date, and includes any adjustments to tax payable in respect of previous years.

Deferred tax is provided in full using the liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax is not accounted for if it arises from the initial recognition of assets or liabilities in a transaction other than a business combination, that affects neither accounting nor taxable profit or loss, and differences relating to investments in subsidiaries to the extent that they will probably not reversed in the foreseeable future.

##### Other taxes

The Fund is not registered for Goods and Services Tax (GST) and consequently all components of the financial statements are stated inclusive of GST where appropriate.

## 2.4 Cash and cash equivalents

Cash and cash equivalents in the Statement of Financial Position comprise cash at bank and on hand and short-term deposits with an original maturity date of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

## 2.5 Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are initially recognised at fair value plus directly attributable transaction costs and then subsequently carried at amortised cost using the effective interest method less impairment losses.

## 2.6 Capital

(a) Units are classified as equity. External costs, net of tax, directly attributable to the issue of new units deduct from the proceeds of the issue.

(b) Distributions on units are recognised in equity in the period which they are approved by the manager.

## 2.7 Trade and other payables

Trade and other payables are carried at amortised cost and due to their short term nature they are not discounted. They represent liabilities for goods and services provided to the Fund prior to the end of the financial year that are unpaid and arise when the Fund becomes obliged to make future payment in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

## 3 Taxation

<b>Reconciliation of effective tax rate</b>	<b>2016</b>
	\$
Profit/(Loss) before income tax	245,736
Prima facie tax at 28%	68,806
Plus/(less) tax effect of:	
Items not (taxable)/deductible	250
<b>Current income tax (benefit)/expense</b>	<b><u>69,056</u></b>
<b>Reported income tax expense/(benefit)</b>	
Current year	69,056
Origination and reversal of temporary differences	(250)
<b>Total reported income tax (benefit)/expense</b>	<b><u>68,806</u></b>

The tax rate used in the above reconciliation is the corporate tax rate applicable at 30 September 2016 of 28% payable on taxable profits in accordance with current New Zealand tax law.

## 4 Income Tax Payable

	<b>2016</b>
	\$
Current year's tax expense	69,056
Tax account opening balance	30,073
<b>Less:</b>	
Terminal tax paid for 31/3/2016	(30,831)
Provisional tax paid	(63,268)
<b>Income tax payable/(refund due) at balance date</b>	<b><u>5,030</u></b>

**5 Deferred Tax Asset**

Deferred tax assets/(liabilities) are attributable to the following:	<b>2016</b>
	<b>\$</b>
Temporary differences relating to:	
Accruals	<u><b>4,114</b></u>

**6 Cash & cash equivalent**

	<b>2016</b>
	<b>\$</b>
Guardian Trust – Applications account	944,925
Guardian Trust – Funding account	165,432
Guardian Trust – Current Account	<u>27,500</u>
<b>Total cash on hand</b>	<u><b>1,137,856</b></u>

Cash and cash equivalents are short term funds held with New Zealand registered international banks. The bank accounts are held by the Supervisor, Guardian Trust, on behalf of the Fund.

**7 Loans Receivable**

	<b>2016</b>
	<b>\$</b>
Whitby Village (2009) Limited	5,165,492
Palm Grove Partnership	3,500,000
Quail Ridge	1,060,499
Senior Trust Management Limited	625,170
	<u><b>10,351,161</b></u>

**8 Un-alloted Subscriptions**

	<b>2016</b>
	<b>\$</b>
Opening balance	70,000
Deposit received from investors	2,446,400
Units Issued to investors	<u>(1,571,900)</u>
Closing balance	<u><b>\$944,500</b></u>

\$944,500 deposits received from investors where subscriptions are yet to be issued at reporting date. These were subsequently issued.

**9 Contingent Liabilities and Capital Commitments**

There are no material contingent liabilities or capital commitments at the reporting date.

10 **Reconciliation of cash flows from operating activities**

	<b>Sep 2016</b>
	<b>\$</b>
Total Comprehensive Income after Tax for the period	<u><b>176,930</b></u>
Changes in working capital	
- (Increase)/decrease in trade and other receivables	(84,880)
- (Increase)/decrease in prepayments	(21,563)
- Increase/(decrease) in income tax payable	(25,043)
- (Increase)/decrease in deferred tax asset	(250)
- Increase/(decrease) in trade and other payables	<u>(3,026)</u>
<b>Cash generated from operations</b>	<u><b>42,167</b></u>

# Investor Information

Senior Trust Retirement Village Listed Fund (NZX: SRF)

## PRELIMINARY RESULTS FOR HALF YEAR

ENDED 30 SEPTEMBER 2016

<b>Reporting Period</b>	6 months to 30 September 2016
<b>Previous Reporting Period</b>	1 month to 30 September 2015

	<b>Amount NZ\$'000</b>	<b>Percentage Change %</b>
Revenue From Ordinary Activities	459	N/A
Profit From Ordinary Activities After Tax	177	N/A
Net Profit Attributable to Security Holders	177	N/A

### Distributions

The Distribution Dates will be 31 March, 30 June, 30 September and 31 December in each year until the Maturity Date, with distributions being paid within 14 days of each Distribution Date.

<b>Distribution Payment Table Between The Period 1 April 2016 to 30 September 2016</b>		
<b>Item</b>	<b>Distribution Payment Date</b>	<b>Distribution Payment Date</b>
Payment Date	14 April 2016	14 July 2016
Number of units on issue at end of distribution period	5,530,950	7,687,750
Gross Distribution per unit (%)	6%	6%
Distribution Payment	\$72,561.26	\$68,397.31 The distribution was fully imputed
Excluded Income per security	\$0.015	\$0.0108
Imputation Credit per security	\$0.0000	\$0.0042

**Distribution Table – Comparative Between The Period 1 April 2016 to 30 September 2016**

<b>Item</b>	<b>1 April 2016 to 30 September 2016</b>	<b>11 September 2015 to 30 September 2015</b>
Payment Date	As above	None
Number of units on issue	10,455,750	0
Gross Distribution per unit (%)	6%	N/A
Distribution Payment	\$140,958.57	N/A
Imputation Credit per security	14 July 2016 distribution was fully imputed	N/A

The amount paid to each unitholder issued units during the distribution period was calculated on a pro rata basis in accordance with the Trust Deed for the Fund

It is noted that the distribution for the period ending 30 September 2016, was paid on the 14<sup>th</sup> October 2016. The gross distribution equated to the targeted distribution rate of 6% (pre-tax).

Due to the fact the Fund was established on the 11 September 2015, there were no units on issue. A distribution therefore was not payable in respect to the comparative period (30 September 2015).

**Dividend or distribution reinvestment plans in operation**

In accordance with the current Information Memorandum dated 11 September 2016, when Unitholders subscribe for Units they will pay a subscription fee to the Fund to meet fees charged by NZX and other subscription costs which are based on the value of additional Units issued. The subscription fee is 1% of the full subscription amount which will be deducted from the subscription amount and is only payable if Units are allotted to the applicant.

Unitholders can elect to use their Distribution payments to purchase Units up to the total amount of Units for which they originally subscribed. Any such election must be made in the application for those Units. The Units will be allotted on the next issue date, which is at least monthly. A subscription fee will not be applicable to the additional Units allotted

**Net Tangible Assets Per Security**

<b>Net Tangible Assets per Security</b>		
	<b>1 April 2016 to 30 September 2016</b>	<b>11 September 2015 to 30 September 2015</b>
<b>Net Tangible Assets</b>	<b>\$10,470,984</b>	<b>210,000</b>
<b>Net Tangible Assets per Security</b>	<b>\$1.001</b>	<b>\$1.000</b>

**Entities Which Control Has Been Gained Or Lost During The Period**

There are no entities which control has been gained or lost during the period.

**Associates or Joint Ventures**

There are no associate or joint venture entities at the reporting date.

**Unrealised Gains**

There were no unrealised gains resulting from the revaluation of assets of the Issuer.

**Accounting Policies**

There were no material changes in accounting policies applied in preparation of the statements reflected in the announcement.

**Issue Price**

The issue price per Units in the Senior Trust Retirement Village Listed Fund is currently \$1

**Waivers**

For the purposes of Main Board/Debt Market Listing Rule (30 October 2013) 10.4.5(f) this section contains the waivers that have been granted and published by the NZX in relation to the Senior Trust Retirement Village Listed Fund (STRVLF) or relied upon by STRVLF.

The structure of the Fund differs from that of a listed company, the type of listed entity the NZX Main Board Listing Rules (Rules) are designed to regulate. The Fund is not similar to most other issuers listed on the NZSX Main Board and the Units have features that make less relevant many of the concerns that drive the Rules, including those governing voting and control rights, management costs, potentially dilutionary issues and other so-called agency risks. These features include the greater level of supervision and regulation provided by the Trust Deed and the Supervisor, the limited circumstances in which the Units carry a right to vote and the maximum size of the Fund.

Accordingly, NZX has granted the Manager waivers from the following Rules: 3.1.1(a), 3.1.1(b), 3.3.3(a), 3.3.5 to 3.3.15, 3.4 to 3.6, section 4, 7.3, 7.4, 7.5, 7.6.1 and 7.6.2, 9.2, 10.3.2, 10.4.1(b), 10.4.2 and 10.6.1(a). These waivers reflect the factors outlined above, the fact that Fund is undertaking an ongoing offer of Units as described in the registered prospectus dated 11 September 2015 (as amended on 27 November 2015, 10 March 2016 and as per the current Information Memorandum dated 11 September 2016) and the nature of the business undertaken by the Fund. These waivers mean that the Fund operates in accordance with the requirements of the Trust Deed and as described in the registered information memorandum and other offering documents instead of having to comply with these Rules.

From 11 March 2016, the Manager was licensed under the Financial Markets Conduct Act 2013 (FMCA) to be the manager of the Senior Trust Retirement Village Listed Fund. Accordingly, the Fund transitioned to the FMCA on 11 March 2016. Any offers in the Fund made after that date are therefore being made under the FMCA. The Units in the Fund will be issued in reliance on the exclusion for offers of financial products of the same class as quoted financial products in Clause 19 of Schedule 1 of the FMCA. As a result of relying on that exclusion, the Manager is not required to issue a Product Disclosure Statement for the offer of Units in the Fund.

NZX granted a waiver from the spread requirement under Rule 5.2.3 for a period of six months from the commencement of the Fund, so that the Fund could be quoted so long as the Units were held by at least 150 members of the public holding at least 25% of the securities issued, with each member of the public holding at least a minimum holding, rather than the 500 members of the public that would ordinarily be required. In June 2016, the NZX granted SRF a further waiver from NZX Main Board Listing Rule 5.2.3 in respect of the Units, for a further period of six months, so long as the Units were held by at least 300 Members of the Public, with each Member of the Public holding at least a Minimum Holding, rather than the 500 members of the public that would ordinarily be required. This means there may be a reduced number of buyers of Units on

the NZX Main Board. The waiver is also granted on other conditions which require, among other things, the Fund to regularly report to NZX on its spread and that the nature of SRF's business and operations do not materially change from those described in the Offer Documents.

NZX has granted approval under Rule 11.1.5 for the inclusion in the Trust Deed of provisions that restrict the issue, acquisition or transfer of Units to allow the Fund to comply with the PIE regime. As a consequence of these waivers and this approval the Fund will bear a 'non-standard' designation on the NZX Main Board. A copy of NZX's decision, including the conditions of the waivers granted, can be obtained from [www.nzx.com](http://www.nzx.com).

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**Fund Registrar:**

Link Market Services Limited

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80 Queen Street

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