

SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

Managed Investment Scheme SCH11747

FINANCIAL STATEMENTS **FOR THE YEAR ENDED** **31 MARCH 2021**

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SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

Managed Investment Scheme SCH11747

DIRECTORY FOR THE YEAR ENDED 31 MARCH 2021

General Partner:	Silverwood Corporation Limited (362973) NZBN 9429039548511
Nature of Business:	Land Owner
Business Address:	C/- Tiedemann & Partners PO Box 84-101 Westgate, Auckland 0657
Registered Office:	Geoff Bowker CA Level 3, 142 Broadway Newmarket, Auckland 1023
Board of Directors:	Peter Bradney Bould Anthony Sydney Loveday Peter Tiedemann
IRD Number:	119-590-858
Bankers:	Bank of New Zealand Auckland
Solicitors:	Claymore Partners Limited Auckland
Auditor:	KPMG Tauranga
Statutory Supervisor:	Covenant Trustee Company Ltd Auckland



Independent Auditor's Report

To the Partners of Silverwood Land 2015 Limited Partnership

Report on the audit of the financial statements

Opinion

In our opinion, the accompanying financial statements of Silverwood Land 2015 Limited Partnership (the 'Limited Partnership') on pages 5 to 18:

- i. Present fairly in all material respects the Limited Partnership's financial position as at 31 March 2021 and its financial performance and cash flows for the year ended on that date; and
- ii. Comply with New Zealand Equivalents to International Financial Reporting Standards and International Financial Reporting Standards.

We have audited the accompanying financial statements which comprise:

- The statement of financial position as at 31 March 2021;
- The statements of comprehensive income, changes in net assets attributable to partners and cash flows for the year then ended; and
- Notes, including a summary of significant accounting policies and other explanatory information.



Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) ('ISAs (NZ)'). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the Limited Partnership 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 the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ('IESBA Code'), and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Our responsibilities under ISAs (NZ) are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

Other than in our capacity as auditor we have no relationship with, or interests in, the Limited Partnership.



Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements in the current period. We summarise below those matters and our key audit procedures to address those matters in order that the Partners as a body may better understand the process by which we arrived at our audit opinion. Our procedures were undertaken in the context of and solely for the purpose of our statutory audit opinion on the financial statements as a whole and we do not express discrete opinions on separate elements of the financial statements



The key audit matter

How the matter was addressed in our audit

Contingent assets relating to past land transactions

Refer to Note 4 to the Financial Statements.

In financial year 2016 the New Zealand Transport Agency (NZTA) and Porirua City Council (PCC) completed a "land take" exercise for the Transmission Gully Motorway.

The Partnership is seeking additional compensation from NZTA and PCC for the "land take" under the provision of the Public Works Act 1981.

The Partnership has not recorded a receivable for any further compensation, as the amount is currently unknown and is dependent upon future events.

The accounting treatment of the additional compensation from NZTA and PCC requires significant judgement by the Partnership.

Our audit procedures included:

- Interviewing management to obtain an understanding of the current status of proceedings;
- Enquiring with the limited partnership's legal representatives as to the current status of proceedings
- Reviewing legal documents and correspondence with counterparties
- Evaluating the likelihood of further compensation and the quantum thereof

Other information

The Directors, on behalf of the Limited Partnership, are responsible for the other information included in the entity's financial statements. Our opinion on the financial statements does not cover any other information and we do not express any form of assurance conclusion thereon.

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

Use of this independent auditor's report

This independent auditor's report is made solely to the partners as a body. Our audit work has been undertaken so that we might state to the Partners those matters we are required to state to them in the independent 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 Partners as a body for our audit work, this independent auditor's report, or any of the opinions we have formed.

Responsibilities of the Directors for the financial statements

The Directors of the General Partner, on behalf of the Limited Partnership, are responsible for:

- The preparation and fair presentation of the financial statements in accordance with generally accepted accounting practice in New Zealand (being New Zealand Equivalents to International Financial Reporting Standards) and International Financial Reporting Standards;



- Implementing necessary internal control to enable the preparation of a set of financial statements that is fairly presented and free from material misstatement, whether due to fraud or error; and
- Assessing the ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objective is:

- To obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; and
- To issue an independent 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 will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of these financial statements is located at the External Reporting Board (XRB) website at:

<http://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-2/>

This description forms part of our independent auditor's report.

The engagement Partner on the audit resulting in this independent auditor's report is Murray Dunn.

For and on behalf of

KPMG
Hamilton
7 May 2021

SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2021

	Note	2021	2020
		\$	\$
Land Revenue	1	-	295,000
Claim Payments	1	2,809,010	
Total Revenue		2,809,010	295,000
Cost of Land/Claims		(886,128)	(919,325)
Total Direct Costs		(886,128)	(919,325)
Total Gross Margin		1,922,882	(624,325)
Administrative and Other Operating Expenses	2	(163,632)	(154,971)
Marketing Costs	2	(6,287)	(33,854)
Directors Deferred Remuneration and Management Fees paid	6	(222,836)	-
Directors Deferred Remuneration and Management Fees provision		-	84,458
Total Expenses		(392,755)	(104,367)
Operating Profit (Loss)		1,530,127	(728,692)
Net Financing Income	3	495,654	557
Net Profit Before Tax		2,025,781	(728,135)
Income Tax Expense		-	-
Net Profit (Loss) after Tax and Total Comprehensive Income for the Year		2,025,781	(728,135)



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO PARTNERS
FOR THE YEAR ENDED 31 MARCH 2021

	Note	2021	2020
		\$	\$
Net Assets at the beginning of the Year		1,157,420	1,885,723
Net Profit / (Loss) after Tax and Total Comprehensive Income for the Year		2,025,781	(728,135)
Capital Distribution to Partners	10	(2,027,702)	-
Tax Credit transferred to Partners		(163,547)	(169)
Net Assets at the end of the Year		<u>991,952</u>	<u>1,157,419</u>





SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

**STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2021**

		2021		2020
	Note	\$		\$
Current Assets				
Cash at Bank				
Trade Receivables		578,310		141,484
Sundry Receivables	5	31,933		31,933
GST	4	-		589,562
Land Stock		50,900		63,563
Total Current Assets	4	510,150		510,150
		1,171,293		1,336,692
 Total Assets				
		1,171,293		1,336,692
Current Liabilities				
Trade Payables				
Sundry Payables and Accruals		11,966		19,684
Unit Holder		14,200		15,500
Deferred Directors Remuneration and Management Fee	6	25,039		15,971
Total Current Liabilities		128,136		128,117
		179,341		179,273
Total Liabilities excluding Net Assets Attributable to Partners		179,341		179,273
Net Assets Attributable to Partners		991,952		1,157,419
Total Liabilities and Net Assets Attributable to Partners		1,171,293		1,336,692

For and on behalf of the Partnership and the Board of Directors

Director: 
 Date: 7-May-21

Director: 
 Date: 7-May-21



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021**

		2021	2020
	Note	\$	\$
<u>Cash Flows from Operating Activities</u>			
<i>Cash was provided from:</i>			
Land revenue		-	295,000
Claim Settlements		2,809,010	118
Bank Interest Received		378	387
Interest Received		331,835	-
GST refunds		114,912	148,265
		3,256,135	443,770
<i>Cash was applied to:</i>			
Bank Charges		(239)	(184)
Payments to Suppliers		(544,088)	(1,147,572)
Payments to Directors and Management for Deferred Fees	6	(256,239)	-
RWT Tax paid		(106)	-
		(800,672)	(1,147,756)
Net Cash from Operating Activities	8	2,455,464	(703,986)
<u>Cash Flows from Financing Activities</u>			
<i>Cash was applied to:</i>			
Capital Payment to Partners		(2,018,634)	-
Net Cash used in Financing Activities		(2,018,634)	-
Net increase/(decrease) in Cash during the year		436,830	(703,986)
Opening Cash balance		141,483	845,470
Ending Cash carried forward		578,313	141,484
Comprising:			
Cash at Bank		-	-



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

Reporting entity

Silverwood Land 2015 Limited Partnership ("the Partnership"), previously known as Silverwood Forest Corporation Limited and Company - Land Partnership, is a Limited Partnership registered under the Limited Partnerships Act 2008.

The Financial Markets Conduct Act 2013 and the Financial Reporting Act 2013 ("the Acts") are effective for the Partnership. Silverwood Corporation Limited registered a Managed Investment Scheme SILVERWOOD LAND 2015 LIMITED PARTNERSHIP (SCH11747) on the 15th of December 2016 and received its Certificate of Registration of Managed Investment Scheme ('MIS') on that date under Clause 14, Schedule 2 of the Financial Markets Conduct Act 2013. On the 30th of November 2016 the 'Financial Markets Conduct (Silverwood Land 2015 Limited Partnership) Exemption Notice 2016' was received and on the 28th of February 2017 all Unit Holders were sent the required follow up document: 'Reliance on exemptions granted by the Financial Markets Authority' which includes the 'wind up plan' where Silverwood Corporation Limited undertakes to distribute net proceeds before winding up The Partnership on or before 31 March 2021. Due to delays in completing the Transmission Gully Motorway an extension to 31 March 2023 was requested in April 2020. At this time Silverwood Land 205 Limited Partnership will continue to operate under the terms of the existing exemption notice. As set out in the letter received on 29 March 2021 from the Financial Markerts Authority (FMA), the FMA have advised they will not take any action against Silverwood in relation to any breaches of the Relevant FMC Obligitions to the extent that Silverwood currently has relief from those requirements under the Current Notice, provided that:

- (a) any breaches of the Relevant FMC Obligations occur between 1 April 2021 and the date on which the FMA decides whether or not to grant any exemption notice sought by the Application; and
- (b) Silverwood continues to comply with the conditions of the Current Notice until such times as the FMA decides whether or not to grant any exemption notice sought by the Application.

Silverwood Corporation Limited ("the Company") is the General Partner of the Partnership and is registered under the Companies Act 1993. Previously known as Silverwood Forest Corporation Limited, the Company is responsible for managing the affairs of the Partnership including preparing the financial statements of the Partnership.

The Partnership is a land owner.

The 2021 financial statements were authorised for issue by the Board of the Company on Friday 7 May 2021.

Statement of compliance

The financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand ("NZ GAAP"). They comply with New Zealand equivalents to International Financial Reporting Standards ("NZ IFRS") and other applicable financial reporting standards, as appropriate for for-profit oriented entities. The financial statements comply with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

Presentation currency

The financial statements are presented in New Zealand Dollars (NZD), the Partnership's functional currency.



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

Measurement base

The financial statements have been prepared on a historical cost basis, unless highlighted in the specific accounting policies and notes. The accrual basis of accounting has been used unless otherwise stated and the financial statements have been prepared on a going concern basis.

Use of estimates and judgements

The preparation of financial statements in conformity with NZ IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Where material, information on significant assumptions and estimates is provided in the relevant accounting policy or is provided in the relevant note.

The estimates and assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. Subsequent actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimates are revised and in any future periods affected.

Significant judgement or estimation is applied in the following area:

- a: Land Stock and Land Improvements: Estimation is used to determine the cost per lot of land still owned by the Partnership (see Note 4).
- b: Contingent Asset: A brief description is provided and, due to uncertainties, no \$ value is attached. (Refer to Note 4)

Specific accounting policies

a. Land Stock Improvements

Land Stock Improvements are collectively held as inventory and measured at the lower of cost or net realisable value. Net realisable value is established by independent valuation where appropriate.

b. Net Assets Attributable to Partners

These funds consist of Partner units in the Partnership that were used to finance the Partnership, which are subject to certain restrictions per the Silverwood Land 2015 Limited Partnership Deed of Participation.



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

Specific accounting policies (continued)

c. Revenue

Revenue is measured based on the consideration in a contract with a purchaser and excludes amounts collected on behalf of third parties. The partnership recognises revenue when it transfers control over a property to a purchaser.

Revenue on sales Land Stock is recognised when legal title to the land passed to the purchaser. Where the sale of Land Stock has been invoiced to the customer, but legal title to the land had not passed to the customer, GST already paid on behalf of the customer was included within Trade Receivables. The actual recognition of revenue and passage of legal title to the customer occurred simultaneously.

d. Financing Income

Interest income is recognised in profit or loss as it is earned, using the effective interest method.

Dividend income is recognised when the right to receive payment is established.

e. Income Tax

There is no tax payable by the Partnership. Each Partner is individually liable for the tax on their respective share of the income from the Partnership. Following the issue of the Partnership's audited Financial Statements, the Partnership issues its annual Tax Letter to its Unit Holders which sets out the relevant items to declare per unit.

f. Goods and Services Tax

All amounts are shown exclusive of Goods and Services Tax (GST), except for receivables and payables that are stated inclusive of GST where applicable.

g. Impairment

The carrying amounts of the Partnership's tangible assets are reviewed at each balance date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

Estimated recoverable amount is the greater of their fair value less costs to sell and value in use. If the estimated recoverable amount of an asset is less than its carrying amount, the asset is written down to its estimated recoverable amount and an impairment loss is recognised in profit or loss.

Impairment losses are reversed when there is a change in the estimated recoverable amount of the asset concerned such that recoverable amount is in excess of current carrying amount. This reversal is also through profit or loss, and the reversal is limited to bringing the asset in question to its original cost.

h. Intangible Assets

Intangible Assets are carried at cost and include 3,480 Emission Trading Scheme units.



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

Specific accounting policies (continued)

i. Financial instruments

Financial risk management objectives and policies

Classification and measurement of financial assets

The Partnership classifies its financial assets as subsequently measured at either amortised cost or fair value depending on the Partnership's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Classification and measurement of financial liabilities

Financial liabilities continue to be measured at amortised cost.

Changes to impairment of financial assets

The NZ IRFS 9 impairment requirements are based on an expected credit loss model, replacing the incurred loss methodology under NZ IAS 39. The Partnership applies the simplified approach for trade and other receivables, which requires the lifetime expected credit losses to be applied when measuring the loss allowance.

Recognition and measurement

Financial assets and financial liabilities are recognised when the Partnership becomes a party to the contractual provisions of the financial instruments. At initial recognition, financial liabilities are measured at fair value and subsequently at amortised cost using the effective interest method.

- (i) Cash and cash equivalents include cash in hand, deposits held on call with banks, short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.
- (ii) Receivables and payables are initially recorded at fair value and subsequently carried at amortised cost using the effective interest method. Due allowance is made for impaired receivables (doubtful debts).

j. Cash flows

For the purpose of the cash flow statement, cash and cash equivalents includes cash deposits held at call with banks, net of bank overdrafts.

k. Provisions

The Partnership recognises a provision for future expenditure of an uncertain amount or timing where there is a present obligation (either legal or constructive) as a result of a past event, it is probable that expenditure will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. NET LAND REVENUE	2021	2020
	\$	\$
Partial settlements for land taken by the Crown	2,809,010	
Land Sales	-	295,000
	<u>2,809,010</u>	<u>295,000</u>
2 TOTAL EXPENSES	2021	2020
	\$	\$
Auditor's Remuneration	13,000	13,000
Other assurance cost to Auditor (unitholder register)	1,200	2,500
Other Administrative Expenses	149,432	139,471
Total Administrative and Other Operating Expenses	<u>163,632</u>	<u>154,971</u>
Marketing Costs	6,287	33,854
Total Marketing Costs	<u>6,287</u>	<u>33,854</u>
3. FINANCING INCOME	2021	2020
	\$	\$
Gross Interest Income (mainly the Crown for settlement delays)	495,654	557
	<u>495,654</u>	<u>557</u>



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

4. LAND STOCK	2021	2020
	\$	\$
Land Stock held solely by the Partnership	510,150	510,150
	510,150	510,150

All land held by the Partnership is for sale and is classified as Land Stock and accounted for in accordance with NZ IAS 2 - Inventories.

All remaining Land Stock is currently carried at cost, which is a combination of the Lands deemed cost on transition to NZ IRFS plus subsequent expenditure at cost, after allowance for the disposal of land that has occurred since that time.

The Partnership's Land Stock held as at 31 March 2021 carries a cost of \$510,150 (\$510,150 last year) and relates to Lot 1 South and Lot 6.

Contingent asset in relation to past Land Stock taken

In 2012, NZTA received Environment Court consent to proceed with the Transmission Gully Motorway including its two Porirua City Council (PCC) Link Roads. On receipt of the Environment Court consent to proceed with the Transmission Gully Motorway, and including the two PCC Link Roads, PCC placed both the James Cook extension and the Waitangirua Link Road on its District Plan, effectively creating PCC designations that affected the land of the Partnership. During the 2014 & 2015 years, NZTA and PCC committed to a Land Take exercise which resulted in a land reduction for the Partnership.

Combined consideration of \$736,262 was received from NZTA/PCC as an advanced payment for the land taken. The Partnership disagreed with the deposit paid by NZTA/PCC and obtained an external valuation from Sheldon and Partners Limited (now Opteon Limited), registered valuers, who in their report dated 20 April 2016, valued the land at \$8.33million plus GST (this was then subsequently increased on 18 December 2017 to \$8.98 million plus GST as a result of information contained in reports provided by PCC).

During December 2018 the Partnership made a claim to the Land Valuation Tribunal for further compensation for the land taken, in relation to the claim the Partnership had also capitalised \$589,562 of PWA s66 costs on the basis that it would be likely to be recovered from NZTA and PCC. This was recognised as a sundry receivable in the prior year.

During the current financial year, the Partnership received a futhur claim payment of \$2,809,010. The claim payment received related to settlement for Lots 1 and 6 during expert witnesses caucusing meetings required by the Land Valuation Tribunal, as well interest from the date the land was taken in 2014. PWA s66 costs were included in the settlement amounts received, the capitalised costs were therefore expensed in the current year.

Further compensation is to be determined by the Land Valuation Tribunal. The hearing is planned for the last week in May 2021. Due to the uncertainty of the \$ balance of the compensation claim, no estimate has been made and therefore this is not reflected in this year's Financial Statements.

The Partnership made a \$1 per unit distribution to its unit holders during August 2020 (13th Distrution) and again in December 2020 (14th Distribution) from the above monies received.

5. TRADE RECEIVABLES AND DEFERRED INCOME	2021	2020
	\$	\$
Trade Receivables	31,933	31,933
	31,933	31,933

This amount is for compensation and costs incurred for the relocation of the gas pipe by First Gas.



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

6. DEFERRED DIRECTORS' REMUNERATION AND MANAGEMENT FEE

Since the 2007 Financial Year full provisions have been made for the estimated liability for Directors Remuneration and Management Fees in the Statement of Financial Position and Statement of Comprehensive Income.

	2021	2020
	\$	\$
Opening balance	128,117	212,575
Change during the year through profit and loss	222,836	(84,458)
Paid during the year	(222,817)	
Closing balance	128,136	128,117

A written Remuneration Agreement exists which determines the calculation of this liability, effective 1 April 2006. It was established in consideration for a reduction in Directors' remuneration and fees from that date, such that the Directors each accrue 1/111th of any increase in Partnership Funds from 31 March 2006, and in addition Peter Tiedemann specifically will receive an additional 7/111th of the same amount, after adjusting the increase in Partnership Funds for Capital Repayments to Partners, Resident Withholding Tax, and before taking account of the deferred directors' remuneration and management fees. This agreement was reached following consultations with the Partnership's Solicitor and in agreement with the Statutory Supervisor and was subsequently approved by Partners at the 2007 AGM.

The liability is therefore calculated as 11/111th of the difference between the 31 March 2006 Partnership Funds (\$4,844,773) and the current periods Partnership Funds (\$994,722) after adding back Capital Repayments Payable to Partners in the period since 31 March 2006, a total of \$14,798,625 (see Note 10), inclusive of Resident withholding Tax distributed over recent years to Partners, and also adding back the movement for these deferred Directors Remuneration and Management Fees of \$222,836 (2020 \$ 84,458).

The deferred fees are only payable once distributions to Partners have exceeded the Partnership equity as at 31 March 2006, which amounted to \$4,844,773 or \$4,623 per unit of a total of 1,048 units at the time. The 6th Distribution added to earlier distributions and RWT distributed exceed the 31 March 2006 equity.

	2021	2020
	\$	
Equity at 31 March 2021	991,952	1,157,418
Distributions (see Note 10)	14,798,625	12,607,375
Deferred fees paid so far added back	1,204,019	981,202
Total Equity before distributions and deferred fees	16,994,596	14,745,995
Less 1 April 2006 Equity	(4,844,773)	(4,844,773)
Amount subject to deferred fee calculation	12,149,823	9,901,222
11/111 for total deferred fees	1,204,038	981,202
Deferred fees paid so far	(1,075,902)	(853,085)
Provision for future deferred fees	\$ 128,136	128,117



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

7. RELATED PARTY TRANSACTIONS

i) Related Party Relationships

The Partnership considers the Directors to be related parties of the Partnership, along with any businesses in which the Directors of the Partnership (or close family relations thereof) have significant influence, including the parties whose transactions are noted below.

ii) Related Party Transactions

During the year the Partnership obtained consultancy services and disbursements from suppliers who are related parties by virtue of common control and directorships. The values of the transactions were as follows, net of GST:

Net Invoices received for the Partnership from:	Director	2021	2020
Peter Bould CA Limited -dir. fee	P Bould	10,576	10,314
Peter Bould CA Limited-FMA & exp	P Bould	2,408	1,726
Peter Bould CA Limited - Deferred Fee	P Bould	20,277	-
Tiedemann & Partners for administration	P Tiedemann	29,002	31,782
Wholesale Products Trading Limited -dir. fee	P Tiedemann	10,576	10,314
Wholesale Products Trading Limited -FMA & exp	P Tiedemann	106,539	97,135
Wholesale Products Trading Limited - LVT Land Court Costs	P Tiedemann	26,563	85,673
Wholesale Products Trading Limited - Deferred Fee	P Tiedemann	162,216	-
Valley Management Services Limited -dir. fee	T Loveday	10,576	10,314
Valley Management Services Limited -FMA & exp	T Loveday	1,364	4,007
Valley Management Services Limited -Deferred Fee	T Loveday	20,277	-
		<u>400,374</u>	<u>251,263</u>

During the year the Partnership also incurred costs of \$8,262 (2020:\$25,102) from John Bould - Land Consultant (related to Peter Bould through a close family member). There was \$11,965.51 outstanding as at 31st March 2021 (2020: \$9,967). Other transactions with related parties are disclosed as appropriate within these financial statements.

iii) Distribution to Partners: In 2021 we declared two times \$1 per unit distributions (none in 2020) and paid related deferred fees to directors as per note 6 and note 10. On 31 March 2021 all unit holders, except for two, that have not completed requested data, had been paid all their distributions.



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

8. RECONCILIATION OF NET PROFIT / (LOSS) WITH CASH FLOWS FROM OPERATING ACTIVITIES

	2021	2020
	\$	\$
Net Profit / (Loss) for the year	2,025,781	(728,135)
Adjustment for items included in Net Profit / (Loss) with no cash flow effect:		
RWT on financing income	(163,543)	-
		-
Impact of changes in working capital items:		
Movement in Land Stock	-	180,855
Movement in Trade and Other Receivables	602,225	16,614
Movement in Trade Payables, Other Payables and Accruals	(9,018)	(88,861)
Deferred Directors' Remuneration and Management Fees	19	(84,459)
Net cash from operating activities	2,455,464	(703,986)

9. FINANCIAL INSTRUMENTS

The Partnership has a number of financial instruments in the course of its normal activities. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the bases of measurement and the basis on which revenues and expenses are recognised, in respect of each class of financial asset and financial liability are disclosed in the accounting policies.

i) Fair Value

The estimated fair value of the Partnership's financial instruments equals the carrying values. This applies to all bank balances, receivables, payables and loans. Accordingly no comparison is made between the fair values and carrying values for any class of financial instrument.

ii) Liquidity Risk

Liquidity risk is the risk that the Partnership will not be able to meet its financial obligations as they fall due. The Partnership's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and adverse conditions, without incurring unacceptable losses or risking damaging the Partnership's reputation.

iii) Credit Risk

Financial instruments that expose the Partnership to the most significant credit risk consist of Trade Receivables and Sundry Receivables. The maximum exposure to credit risk is the carrying value of each financial asset in the Statement of Financial Position which is net of any recognised provision for losses on those financial instruments.

iv) Interest Rate Risk

Interest rate risk is the risk that interest rate changes will adversely affect the Partnership's results. This is not considered to be significant to the Partnership.



SILVERWOOD LAND 2015 LIMITED PARTNERSHIP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

9. FINANCIAL INSTRUMENTS (continued)

v) Market Risk

The main market risk, being the demand for and valuation of commercial land, does not significantly impact the Partnership's financial instruments.

10. DISTRIBUTION TO PARTNERS

In the 1990 Prospectus the original Silverwood Land Partnership issued 262 units. In the 2003 Prospectus a further 262 units were issued followed by a one for one bonus issue, i.e. 1,048 units were issued. On 1 December 2017 Silverwood units were split 1000 for 1 and the total units issued rose to 1,048,000. On 7 December 2017 Silverwood's 50% unit holder liquidated and passed its 524,000 units to its shareholders in proportion to their shareholding. As a consequence Silverwood had to cancel the units it received in itself (34,149) leaving 1,013,851 Silverwood units on issue. Over the life of the Partnership total distributions that have been declared to-date add to \$14,798,625 which is \$14.60 per unit as per table below and represents nine times the \$ 1.55 price paid per unit.

	Total (\$)	per Unit (\$)	p/NEW unit(\$)
		1048	1,013,851
# of Silverwood units issued			
No 14 Dec 2020 Paid	1,013,851	\$ 967	\$ 1.0000
No 13 Aug 2020 - Paid	1,013,851	\$ 967	\$ 1.0000
No12 Dec 2018 - Paid	1,622,161	\$ 1,548	\$ 1.6000
No11 May 2018- Paid	3,041,553	\$ 2,902	\$ 3.0000
No10 Nov2017 - Paid	524,000	\$ 500	\$ 0.5168
No 9 Mar 2017 -Paid	681,200	\$ 650	\$ 0.6719
No 8 Dec 2016 - Paid	1,048,000	\$ 1,000	\$ 1.0337
No 7 Jul 2016 - Paid	838,400	\$ 800	\$ 0.8269
No 6 Mar 2016 - Paid	1,089,920	\$ 1,040	\$ 1.0750
No 5 Dec 2015 - Paid	1,310,000	\$ 1,250	\$ 1.2921
No 4 Sep 2015 - Paid	366,800	\$ 350	\$ 0.3618
No 3 Apr 2015 - Paid	419,200	\$ 400	\$ 0.4135
No 2 Jul 2013 - Paid	1,100,400	\$ 1,050	\$ 1.0854
No 1 Jul 2010 - Paid	524,000	\$ 500	\$ 0.5168
RWT Distributed to 31 March 2020	41,742	\$ 40	\$ 0.0412
RWT to distribute for the current year	163,547	\$ 156	\$ 0.1613
Total distributed in cash and RWT	\$ 14,798,625	\$ 14,120	\$ 14.60

11. COMMITMENTS

There are no capital and lease commitments as at 31 March 2021.

12. SIGNIFICANT EVENTS AFTER BALANCE DATE

A: -The Transmission Gully Motorway construction, including the Link Roads and the Land Valuation Tribunal hearing have both been delayed. The LVT hearing has now been set to start 24 May 2021 and the TGM is meant to open by Christmas 2021. The Land Valuation Tribunal hearing is planned for the last week in May 2021. We have been advised it may take some months thereafter before we are advised of the outcome.

B: -Silverwood applied in April 2020 and again in February 2021 to the FMA to extend the wind up date to 31 March 2023 and this is with the FMA for their consideration.

C: - Emission Trading Scheme (ETS), The Silverwood partnership has 3,480 NZU in its NZETR account. Directors have agreed these be sold during the FYE 31 March 2022. We are in the process of opening a trading account to make this happen.

13. CONTINGENT LIABILITIES

The Land Valuation Tribunal hearings are planned for the last week in May 2021. Silverwood will incur LVT fees and the costs of its expert witnesses time, travel and accomodation some of which it expects / hopes to recover from the Crown.

There are no other contingent liabilities as at the 31st of March 2021.