



|| 2022 - 2023

ANNUAL REPORT AND
FINANCIAL STATEMENTS

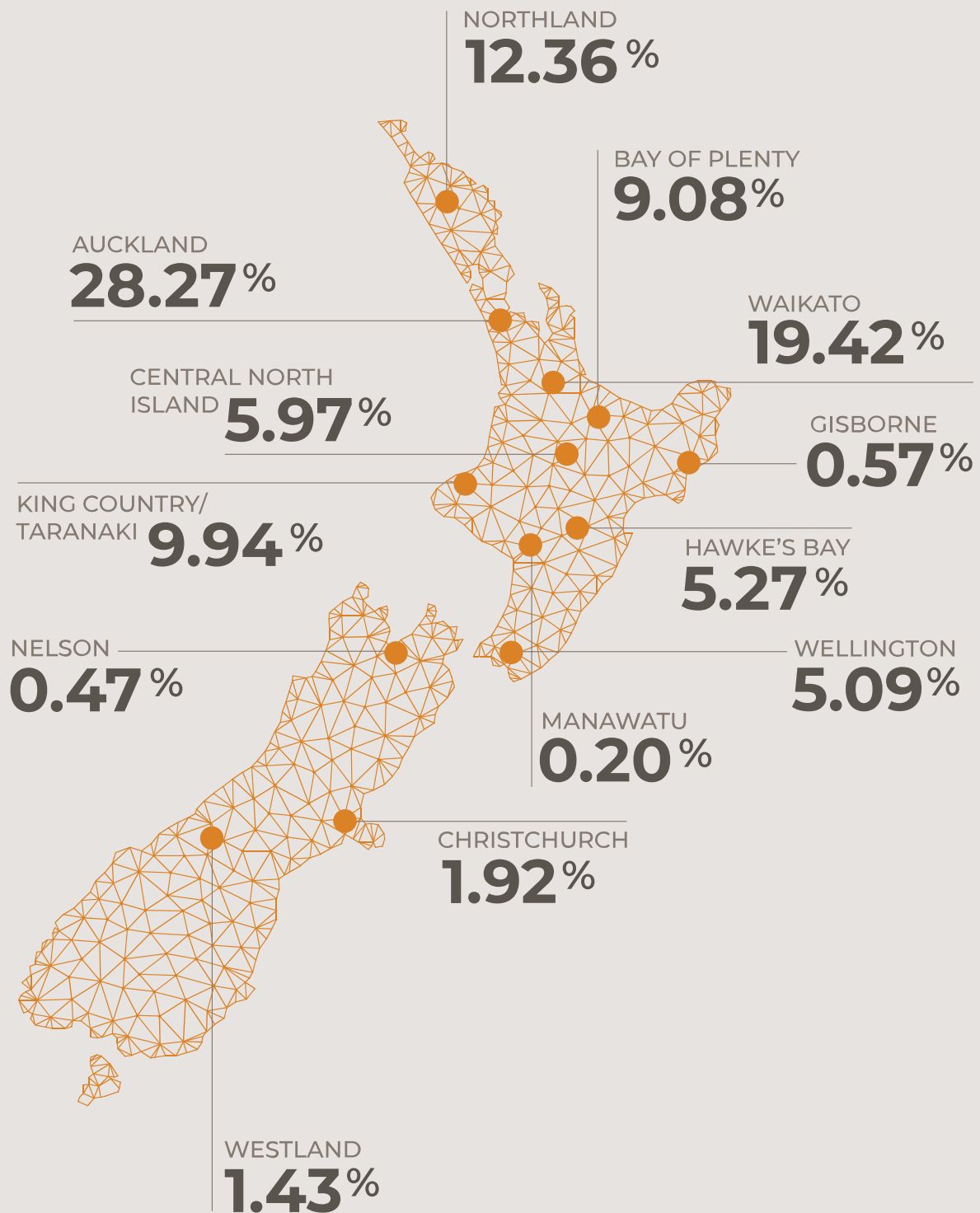




CONTENTS

From the Chair	5
Our People	6
From the CEO	8
Financial Statements	10
Trust Directory	11
Statement of Comprehensive Income	12
Statement of Changes in Equity	13
Statement of Financial Position	14
Statement of Cash Flows	15
Notes to the Financial Statements	16
Independent Auditor's Report	33
Annual Report	36

|| Norfolk Mortgage Trust Loans by Region



|| Letter from the Chair

Dear Unitholders

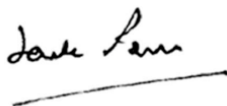
I have the pleasure of presenting the accounts for Norfolk Mortgage Trust.

For the year ending March 31, 2023, we have maintained our policy of close loan relationship management, diversification of the loan portfolio, and continuous review of the property market to ensure our credit policy remains responsive to any market changes. Our approach has yielded positive results, with a 6.61% return to unitholders on an annualised pre-tax basis. Additionally, we have achieved a 0.23% increase in the unit price to 0.9704 cents over the past financial year.

At Norfolk, our primary objective is to safeguard our unitholders' capital and provide consistent returns. Despite the economic pressures, we remain optimistic about the lending opportunities available, enabling us to meet the priorities of our investors.

We look forward to the next 12 months with great anticipation and would like to express our gratitude for your continued support of Norfolk Mortgage Trust.

Yours faithfully



Jack Porus
Chair
Norfolk Mortgage Management Limited

Our People



JACK PORUS
LLB, BCom
CHAIRMAN

A founder of Norfolk Mortgage Trust, Jack brings extensive experience to his role as Chairman at Norfolk Mortgage Management Ltd. He has been the managing partner of Glaister Ennor, a well-respected Auckland law firm for over 30 years. He brings a wealth of experience in property investment, commercial law and business advisory work with both private and public companies and investors. Jack is the director of a number of substantial companies and a trustee of both personal and charitable trusts. He and his wife have two sons and enjoy travelling.



STU SMITH
BAgr, Dip (Finance & Banking)
EXECUTIVE DIRECTOR

Stu Smith is a director on the Norfolk Mortgage Management board. In 2006, together with Jack Porus, he started Norfolk Mortgage Trust. Originally a property valuer in the Waikato with a strong interest in the environment, Stu joined the Rural Bank. He was seconded to the National Bank in Wellington where he gained a wide range of experience in all aspects of commercial banking. Stu left the bank in 2000 to start a finance company, which remains his primary business today.

Stu and his family are passionate about cycling and the environment.



DON HOWDEN
LLB
DIRECTOR

Don Howden is a director on the Norfolk Mortgage Management board. He has recently retired from his position as senior partner at law firm Jones Howden in Matamata but continues as a consultant to the practice. He has over 40 years' experience in rural legal practice and considerable expertise in conveyancing, trusts and estate planning.



AMY CAVANAUGH
BCA, BA, CMInstD
DIRECTOR

Amy Cavanaugh is a director of the Norfolk Mortgage Management board. Amy is Head of CTS Transformation at Public Trust and has experience in strategy and operations in the financial services industry.

Amy enjoys running and spending time with her two daughters.



GLENYS HOLDEN
LLB
CHIEF EXECUTIVE OFFICER

Glenys Holden is Norfolk Mortgage Management CEO. She joined Norfolk in 2016 and has a background in corporate and commercial banking.

Glenys enjoys spending time with friends and family, as well as attending both comedy and musical shows.

|| Letter from the CEO

Dear Unitholders

I am grateful for your continued support over the past year.

I am delighted to inform you that Norfolk had a successful financial year, resulting in an annualised pre-tax return of 6.61% for our investors. This achievement has helped us maintain a five-year annualised pre-tax return of 6.30%.

At Norfolk, we always prioritize the best interests of our unitholders in all decision making and we are committed to preserving investor capital and delivering consistent returns. We maintain high quality loan standards through a rigorous credit assessment process with all loans undergoing review and approval from each Credit Committee member.

As an MIS Manager, we also uphold a strict financial risk management process, including regular reporting and quarterly fund updates which are available on our website and the Disclose Register.

Lastly, I'd like to extend my appreciation to our Executive Director, Stu Smith, for providing us with lovely photos of New Zealand, which we feature in our financial statements and monthly newsletters.

Kind regards



Glenys Holden
Chief Executive
Norfolk Mortgage Management Limited



|| Financial Statements

Norfolk Mortgage Trust

Financial Statements

For the Year ended 31 March 2023

Trust Directory	11
Statement of Comprehensive Income	12
Statement of Changes in Equity	13
Statement of Financial Position	14
Statement of Cash Flows	15
Notes to the Financial Statements	16
Independent Auditor's Report	33

Norfolk Mortgage Trust

Trust Directory

As at 31 March 2023

Nature of Business

Investment in Mortgages

Manager

Norfolk Mortgage Management Limited

Trustee

Covenant Trustee Services Limited

Address

The Offices of Glaister Ennor
Barristers & Solicitors
18 High Street
Auckland 1010

Banker

ASB Bank Limited

Auditor

RSM Hayes Audit
Auckland

Accountant

Bendall and Cant Limited
Auckland

Norfolk Mortgage Trust

Statement of Comprehensive Income

For the Year ended 31 March 2023

	Note	2023 \$	2022 \$
Investment Income			
Interest Income		3,620,845	2,906,962
Interest Income - Mortgage Penalty		191,293	105,734
Other Investment Income		144,546	247,847
Total Investment Income		<u>3,956,684</u>	<u>3,260,543</u>
Operating Expenses			
Administration	3	(1,188,657)	(1,082,679)
Finance Costs		(105)	(110)
Net Profit Before Taxation		<u>2,767,922</u>	<u>2,177,754</u>
Income Tax		-	-
Net Profit for the Year		<u>2,767,922</u>	<u>2,177,754</u>
Other Comprehensive Income		-	-
Total Comprehensive Income		<u><u>2,767,922</u></u>	<u><u>2,177,754</u></u>

Norfolk Mortgage Trust

Statement of Changes in Equity

For the Year ended 31 March 2023

		Unit Capital	Retained Earnings	Total Equity
For the Year ended 31 March 2023				
Opening Equity Balances		41,815,738	(171,019)	41,644,719
Total Comprehensive Income for the Year		-	2,767,922	2,767,922
Transactions with Owners				
Units Issued	4	4,037,759	-	4,037,759
Units Redeemed		(2,168,400)	-	(2,168,400)
Distributions Paid		-	(2,661,256)	(2,661,256)
Total Transactions with Owners		<u>1,869,359</u>	<u>(2,661,256)</u>	<u>(791,897)</u>
Balance at 31 March 2023	4	<u>43,685,097</u>	<u>(64,353)</u>	<u>43,620,744</u>
For the Year ended 31 March 2022				
Opening Equity Balances		32,059,338	(219,152)	31,840,186
Total Comprehensive Income for the Year		-	2,177,754	2,177,754
Transactions with Owners				
Units Issued	4	10,951,886	-	10,951,886
Units Redeemed	4	(1,195,486)	-	(1,195,486)
Distributions Paid		-	(2,129,621)	(2,129,621)
Total Transactions with Owners		<u>9,756,400</u>	<u>(2,129,621)</u>	<u>7,626,779</u>
Balance at 31 March 2022	4	<u>41,815,738</u>	<u>(171,019)</u>	<u>41,644,719</u>

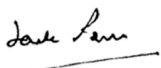
Norfolk Mortgage Trust

Statement of Financial Position

As at 31 March 2023

	Note	2023 \$	2022 \$
CURRENT ASSETS			
Cash and Cash Equivalents	5	2,291,662	2,170,337
Accounts Receivable	7	215,145	133,427
Investments	8	-	2,065,856
Mortgage Portfolio	9	<u>33,267,119</u>	<u>23,991,244</u>
Total Current Assets		35,773,926	28,360,864
NON-CURRENT ASSETS			
Mortgage Portfolio	9	<u>8,355,817</u>	<u>13,716,349</u>
Total Non-Current Assets		8,355,817	13,716,349
TOTAL ASSETS		44,129,743	42,077,213
CURRENT LIABILITIES			
Accounts Payable	10	304,311	274,881
Distribution Payable		<u>204,688</u>	<u>157,613</u>
Total Current Liabilities		508,999	432,494
TOTAL LIABILITIES		508,999	432,494
NET ASSETS		<u>43,620,744</u>	<u>41,644,719</u>
Represented by:			
Retained Earnings		(64,353)	(171,019)
Units on Issue	4	<u>43,685,097</u>	<u>41,815,738</u>
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS		<u>43,620,744</u>	<u>41,644,719</u>

For and on behalf of the Directors of the Manager:

Director 

Director 

Date: 28 July 2023

Norfolk Mortgage Trust

Statement of Cash Flows

For the Year ended 31 March 2023

	Note	2023 \$	2022 \$
Cash Flows from Operating Activities			
Cash was provided from:			
Interest Income		3,730,425	2,996,478
Interest Income from Other Investments		152,402	239,510
Cash was applied to:			
Payments to Suppliers		(1,133,575)	(996,335)
Net Cash Inflow from Operating Activities	6	<u>2,749,252</u>	<u>2,239,653</u>
Cash Flows from Financing Activities			
Cash was provided from:			
Subscription Funds Received		3,481,474	10,625,272
Cash was applied to:			
Distributions Paid to Unitholders		(2,034,548)	(1,737,048)
Units Redeemed		(2,168,597)	(1,195,487)
Net Cash Outflow to Financing Activities		<u>(721,671)</u>	<u>7,692,737</u>
Cash Flows from Investing Activities			
Cash was provided from:			
Net Mortgage Advances		(1,906,256)	(9,463,491)
Cash was applied to:			
Purchases of Other Investments	8	-	(43,000)
Net Cash Outflow to Investing Activities		<u>(1,906,256)</u>	<u>(9,506,491)</u>
Net Increase in Cash Held		<u>121,325</u>	<u>425,899</u>
Opening Cash brought forward		2,170,337	1,744,438
Ending Cash carried forward		<u><u>2,291,662</u></u>	<u><u>2,170,337</u></u>
Represented By:			
Cash and Cash Equivalents	5	2,291,662	2,170,337
		<u><u>2,291,662</u></u>	<u><u>2,170,337</u></u>

NOTE: Read in conjunction with the Notes to the Financial Statements.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

1. STATEMENT OF ACCOUNTING POLICIES

The financial statements presented here are for Norfolk Mortgage Trust ("the Trust"), a trust formed and domiciled in New Zealand. The financial statements of Norfolk Mortgage Trust are general purpose financial statements which have been prepared according to generally accepted accounting practice in New Zealand.

The Trust is registered as a managed fund investment scheme under the Financial Markets Conduct Act 2013 ("FMCA 2013") and prepares financial statements in compliance with that Act.

The Directors of Norfolk Mortgage Management Limited ("the Manager") are responsible for the day-to-day management of the Trust. The Directors of the Manager do not have the power to amend these financial statements once issued.

Measurement Base

The accounting principles recognised as appropriate for the measurement and reporting of financial performance and financial position on a historical cost basis have been used, with the exception of certain items for which specific accounting policies have been identified.

These 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 also with International Financial Reporting Standards. For the purpose of complying with NZ GAAP, the Trust has designated itself as profit-oriented. The information is presented in New Zealand Dollars, rounded to the nearest dollar.

Specific Accounting Policies

The following specific accounting policies which materially affect the measurement of financial performance and financial position have been applied.

(a) Revenue

Revenue Recognition

Revenue is recognised to the extent that it is probable that economic benefit will flow to the Trust and that the revenue can be reliably measured. Sources of revenue include interest income and income from limited partnerships.

Interest Income

Financial instruments are classified in the manner described in the financial assets and liabilities sections below.

For financial instruments measured at amortised cost, interest income and expense is recognised on a time-proportion basis using the effective interest method.

(b) Goods & Services Tax

These financial statements have been prepared inclusive of GST as Norfolk Mortgage Trust is not registered for GST.

(c) Income Tax

The Trust is a Portfolio Investment Entity ("PIE"). As such, income is allocated to each unitholder and tax is paid to the Inland Revenue Department on the investors' behalf at the unitholders prescribed rate. All Trust income is allocated and as a result no tax is directly payable by the Trust itself.

(d) Investments

Investments are initially recognised at fair value and subsequently measured at amortised cost.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

(e) **Units and Distributions**

Units are classified as equity as all units are entitled to a pro-rata share of the Trust's net assets on liquidation, the units are subordinate to all other instruments, the units have identical features other than redemption period, and the total cash flows to unitholders are based substantially on the net profit.

Distributions on units are recognised when the amount for the relevant period has been set by the Manager.

(f) **Financial Assets and Liabilities**

Financial assets and liabilities are recognised in the Statement of Financial Position when the Trust becomes party to a financial contract. They include cash balances, deposits, mortgages, receivables, payables and related party balances.

The Trust's financial instruments are initially recognised at fair value. The Trust has not entered into any financial instrument with off balance sheet risk.

Financial Assets

The Trust classifies its financial assets based on both the business model for managing the financial assets and the asset's contractual cash flow characteristics.

The Trust classifies its financial assets at amortised cost if the asset is held within a business model with the objective of collecting the contractual cash flows, and if the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

The Trust does not currently hold assets that are not classified at amortised cost (i.e. those that would be classified at fair value through comprehensive income or at fair value through profit and loss).

Subsequent to initial recognition financial assets are measured at amortised cost using the effective interest method.

Financial Liabilities

Financial liabilities are recognised when an obligation arises and derecognised when it is discharged, cancelled or expired.

The Trust's financial liabilities include balances due to related parties, distributions payable, and other liabilities.

Subsequent to initial recognition financial liabilities are measured at amortised cost using the effective interest method.

Impairment of Financial Assets

The Trust now applies a three-stage approach to measuring credit loss provision (CLP) on debt instruments accounted for at amortised cost. Such assets may move through the following three stages based on their change in credit quality since their initial recognition:

Stage 1: 12-month CLP - Performing

For exposures where there has not been a significant increase in credit risk since initial recognition and that are not credit impaired upon origination, the portion of the lifetime CLP associated with the probability of default events occurring within the next 12 months is recognised.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

Stage 2: Lifetime CLP - Under Performing

For credit exposures where there has been a significant increase in credit risk since initial recognition, but that are not credit impaired, a lifetime CLP is recognised. Lifetime CLP represents the credit loss provision that will result from all possible default events over the expected life of a financial instrument.

Stage 3: Lifetime CLP - Not Performing

Financial assets are assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred. For financial assets that have become credit impaired, a lifetime CLP is recognised and interest revenue is calculated by applying the effective interest rate to the amortised cost (net of provision) rather than the gross carrying amount.

Assessment of Significant Increase in Credit Risk

At each reporting date, the Trust assesses whether there has been significant increase in credit risk since initial recognition by comparing the risk of default occurring over the expected life between that of the reporting date to that of the date of initial recognition.

The Trust assesses whether the credit risk on a financial asset has increased significantly on an individual and collective basis. For the purposes of collective evaluation, financial assets are grouped on the basis of shared credit risk characteristics, taking into account instrument type, internal credit risk rating, date of initial recognition, remaining term to maturity, industry, geographical location of the borrower and other relevant factors.

Regardless of other changes since the origination of the financial asset, it will be considered to have had a significant increase in credit risk where it is more than 30 days past due.

Subsequent Improvement in Credit Quality

If, in a subsequent reporting period, the credit quality improves and reverses any previously assessed significant increase in credit risk since origination, then the provision for credit losses reverts from full lifetime CLP to 12-month CLP.

Measurement of Credit Loss Provision

The estimated amount of CLP is measured as the probability-weighted present value of all cash shortfalls over the expected life of the financial asset discounted at its original effective interest rate. The cash shortfall is the difference between all contractual cash flows that are due to the Trust and all the cash flows that the Trust expects to receive. The amount of the loss is recognised using a provision for credit loss allowance.

The Trust considers its historical loss experience and adjusts this for current observable data. In addition, the Trust uses reasonable and supportable forecasts of future economic conditions including experienced judgement to estimate the amount of an expected impairment loss. The Trust assesses a range of macroeconomic factors which include, but are not limited to, unemployment rates, interest rates, gross domestic product, inflation and property prices, and requires an evaluation of both the current and future direction of the economic cycle. Incorporating forward-looking information increases the level of judgement as to how changes in these macroeconomic factors will affect CLP. The methodology and assumptions, including any forecasts of future economic conditions are reviewed regularly.

Collective Assessment of Credit Loss Allowances

For collectively assessed provisions, credit loss provision are estimated based on the probability of default, loss given default, and the anticipated exposure at default.

The Probability of Default ("PD")

This estimates the likelihood of default occurring either over the lifetime of the financial instrument, or within the 12 months from reporting period.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

Exposure at Default ("EAD")

This represents the estimate of the exposure at a future default date, taking into account expected changes in the exposure after reporting date for instance due to available borrowing facilities.

Loss Given Default ("LGD")

This represents the estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the Trust would expect to receive, including cash flows expected from collateral and other credit enhancements.

Individually Assessed Loss Allowances

For credit-impaired financial assets that are assessed on an individual basis, a discounted cash flow calculation is performed and multiple cash flow scenarios are considered.

Credit Impaired Assets

In defining default for the purposes of determining the risk of a default occurring, the Trust applies a default definition consistent with the definition used for internal credit risk management purposes for the relevant financial instrument and considers qualitative indicators when appropriate. The Trust applies a presumption that default does not occur later than when a financial asset is 90 days past due, or where it operates outside of agreed facility limits for a period of more than 90 days.

Write-off of Financial Assets

Financial assets (and the related impairment allowances) will be written off, either partially or in full, when there is no realistic prospect of recovery. Where loans are secured, this is generally after receipt of any proceeds from the realisation of security.

(g) **Statement of Cash Flows**

The statement of cash flows has been prepared using the direct approach modified by the netting of certain items.

The following are the definitions of the terms used in the statement of cash flows:

- Cash and cash equivalents means current accounts and cash on deposit with banks.
- Investing activities are those which relate to the mortgage advances
- Financing activities are those activities which result in changes in Trust unit capital.
- Operating activities include all transactions that are not investing or financing activities, and include all interest received and paid.

Mortgage principal receipts and advances have been presented on a net basis.

(h) **Changes in Accounting Policies**

The Trust has adopted no new accounting standards during the year.

There have been no changes in accounting policies. All policies have been applied on bases consistent with those used in previous years.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

Significant Judgements, Estimates and Assumptions

The preparation of financial statements requires the Directors of the Manager to make judgements, estimates, and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, and income and expenses. Estimates are based both on historical experiences and on assumptions that are believed to be reasonable in the circumstances. They form the basis of judgements made as to appropriate carrying values disclosures for assets, which are not readily ascertainable from other sources. Actual results may differ from these estimates and judgements.

The uncertainty associated with judgements and estimates that has the most significant effect on the financial statements as at 31 March 2023 is commented on as follows:

Liquidity

Liquidity profile disclosures include the timing of cash flows from finance receivables based on current expectations. These cash flow timings have been estimated by the Directors of the Manager based upon their assessments of the current status of borrower's property, recent valuations and their assumptions relating to the time it may take to sell the secured property.

There have been no changes in unit redemption patterns over the last year.

Recognition of Credit Loss Provision ("CLP")

In determining the CLP, management is required to exercise judgement in defining what is considered to be a significant increase in credit risk and default events.

Assumptions and estimates have been made based on readily obtainable and relevant information about past credit experience, current conditions and forecasts of economic conditions.

The probability of default, loss given default, and exposure at default assumptions which support the expected credit loss estimate is reviewed regularly in light of differences between loss estimates and actual loss experience.

The impact of high inflation, increased interest rates and downturn in the property market on the Trust and its operations have been the subject of detailed analysis and close monitoring by the Manager. These factors have also been considered with regards to their impact on both the unitholders and borrowers. Upon review of the current economic conditions and forecasts the Manger has increased the estimated probability of default.

The Manager has used the CLP model and the Trust's internal scoring system to assess the loan portfolio and identify any mortgages where a change in scoring would be required. The loan portfolio has been the subject of ongoing monitoring and assessment over the 2023 financial year.

2. NEW STANDARDS AND INTERPRETATION

The Trust has not early adopted any new standards or interpretations in advance of their effective dates.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

3. ADDITIONAL INFORMATION

Expenses deducted in calculation of Net Profit Before Taxation include the following:

	2023	2022
	\$	\$
<u>Administration Costs</u>		
Audit Fees - Trust	35,529	32,142
Audit Fees - Custodian Controls	6,900	5,463
Audit Fees - Register Assurance	1,150	863
Accounting Fees - Trust	18,860	22,310
Management Fees - Norfolk Mortgage Management Limited	1,076,291	948,549

Other than audit fees no other fees were paid to the auditors (2022: Nil).

4. UNITS ON ISSUE

The Trust issues units that are redeemable at the unitholders' option, are entitled to receive a pro-rata share of net assets on wind-up and have identical features other than redemption period. All units share equally in distributions.

	2023		2022	
	Number	\$	Number	\$
At the Beginning of the Year	43,020,205	41,815,738	32,932,983	32,059,338
Units Issued	4,166,290	4,037,759	11,323,156	10,951,886
Units Redeemed	(2,236,817)	(2,168,400)	(1,235,934)	(1,195,486)
At the End of the Year	<u>44,949,678</u>	<u>43,685,097</u>	<u>43,020,205</u>	<u>41,815,738</u>

As at 31 March 2023, the number of unitholders was 298 (2022: 293) with an average holding per unitholder of 150,838 units (2022: 146,827 units). A number of these units are held by related parties, please refer to the Related Parties Note (Note 15).

Units in the Trust are redeemable at net asset value per unit at the time of redemption. The Trust's net asset value is calculated by taking the gross asset value of the fund, deducting all liabilities of the fund calculated on an accrual basis and deducting any other provisions that the Manager or Trustee thinks necessary or desirable for accrued or contingent liabilities.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

5. CASH AND CASH EQUIVALENTS

	2023	2022
	\$	\$
Current Accounts	788,570	2,170,337
On Call Interest Bearing Deposits	1,503,092	-
	<u>2,291,662</u>	<u>2,170,337</u>

The interest rates received on interest bearing deposits were ranging from 1.42% to 4.15% at 31 March 2023. No interest was earned on the current account. Interest income on interest bearing deposits during the year to 31 March 2023 was \$16,712. There were no interest bearing deposits in the previous period.

In the current year a 0.5% decrease in the weighted average interest rate would have reduced the interest income on interest bearing deposits from \$16,712 to \$12,484. A 0.25% decrease in the weighted average interest rate would have reduced the interest income on interest bearing deposits from \$16,712 to \$14,598.

As there were no interest bearing deposits during the year ended 31 March 2022 any decrease in the weighted average interest rate would have had no impact on interest income.

6. RECONCILIATION OF NET PROFIT AFTER TAXATION WITH CASH INFLOW FROM OPERATING ACTIVITIES

	2023	2022
	\$	\$
Net Profit for the Year	2,767,922	2,177,754
Add / (Less) Non Cash Items:		
Credit Loss Allowance	48,915	71,693
Add / (Less) Movements in other Working Capital items:		
Accounts Payable and Accruals	6,277	14,760
Accounts Receivable and Prepayments	(73,862)	(24,554)
Net Cash Inflow from Operating Activities	<u>2,749,252</u>	<u>2,239,653</u>

7. ACCOUNTS RECEIVABLE & ACCRUALS

Interest Accrued Receivable	215,145	133,427
	<u>215,145</u>	<u>133,427</u>

8. INVESTMENTS

	2023	2022
	\$	\$
Vulcan Mortgage Limited Partnership	-	2,058,000
Interest Accrued Receivable	-	7,856

Investments in Vulcan Mortgage Limited Partnership are permitted investments under the terms of the Trust's Statement of Investment Policies and Objectives as the Limited Partnership invests solely in mortgages. Vulcan Mortgage Limited Partnership is a related party, for further details, refer to Note 15.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

9. MORTGAGE PORTFOLIO

	2023	2022
	\$	\$
First Mortgage Advances - Current	33,455,557	24,109,657
Provision for Credit Impairment	(188,438)	(118,413)
Total Mortgages Advances - Current	<u>33,267,119</u>	<u>23,991,244</u>
First Mortgage Advances - Non-Current	8,402,915	13,784,558
Provision for Credit Impairment	(47,098)	(68,209)
Total Mortgages Advances - Non-Current	<u>8,355,817</u>	<u>13,716,349</u>
Total Net Mortgage Advances	<u><u>41,622,936</u></u>	<u><u>37,707,593</u></u>

These represent mortgages to unrelated parties at commercial interest rates and are contractually repayable within 24 months. Interest rates range from 6.95% to 11.50% (2022: 6.95% to 10.60%). Loans which are past due and where any agreed contractual grace period has passed incur penalty interest rates ranging from 16.95% to 21.50% (2022: 16.95% to 20.60%).

10. ACCOUNTS PAYABLE

	2023	2022
	\$	\$
Accounts Payable and Accruals comprise the following:		
Accrued Management Fees - Norfolk Mortgage Management Ltd	92,611	88,435
PIE Tax Payable	148,602	125,453
Distribution Funds Held in Trust	275	274
Sundry Payables and Accruals	62,823	60,719
	<u>304,311</u>	<u>274,881</u>

11. CAPITAL COMMITMENTS

At balance date, the Trust had no capital commitments (2022: Nil).

12. CONTINGENT LIABILITIES

At balance date, there are no known contingent liabilities (2022: Nil). Norfolk Mortgage Trust has not granted any securities in respect of liabilities payable by any other party whatsoever.

13. EVENTS SUBSEQUENT TO BALANCE DATE

There have been no events or transactions subsequent to balance date that have been deemed to potentially have a material impact on these financial statements.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

14. CONCENTRATION OF RISK

Loans advanced by the Trust including interest accrued receivable have the following geographical concentration (based on land registration district):

	2023	2022
	\$	\$
Auckland	11,866,919	14,463,033
Bay of Plenty	3,816,066	165,153
Canterbury	808,165	1,891,157
Hawkes Bay	2,453,300	3,761,998
King Country / Taranaki	6,683,907	4,870,406
Northland	5,196,534	5,166,555
South Island - Other	799,840	602,170
Waikato	8,224,556	6,106,651
Wellington	2,224,330	1,000,426
	<u>42,073,617</u>	<u>38,027,549</u>

Loans advanced by the Trust including interest accrued receivable have been secured by the following property types:

Residential - Home & Land	21,768,456	23,964,359
Residential - Lifestyle	7,183,907	6,235,458
Rural - Farming	1,873,773	1,274,141
Rural - Other	2,318,043	1,811,150
Commercial - Industrial	4,314,385	2,636,363
Commercial - Retail	4,615,053	2,106,077
	<u>42,073,617</u>	<u>38,027,548</u>

The Trust has the following unit geographical concentration with all figures shown being in number of units issued.

	2023	2022
	Units	Units
Auckland	19,717,015	18,625,851
Bay of Plenty	4,351,272	4,005,035
Canterbury	691,761	679,716
North Island - Other	406,158	302,374
King Country / Taranaki	837,400	822,508
Northland	421,701	345,941
Overseas Resident	152,855	146,421
South Island - Other	1,374,332	1,374,074
Waikato	15,498,580	15,083,952
Wellington	1,498,604	1,634,333
	<u>44,949,678</u>	<u>43,020,205</u>

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

15. RELATED PARTIES

The Trust is associated with its Manager, Norfolk Mortgage Management Limited. Management fees paid to the Manager during the year were \$1,076,291 (2022: \$948,549). The balance payable to Norfolk Mortgage Management Limited for management fees at year end was \$92,607 (2022: \$88,432). The Manager also derives fees from borrowers related to loan processing.

The Manager offered investors in the Trust a top up of units to the value of \$250 if they invested a minimum of \$5,000. This offer was open to all investors, new and existing with one top-up per investor and ran from 7 March 2022 to 10 June 2022. The Manager purchased units at the unit price applicable on the day of acceptance of the investor's application to the value of \$250 and the units were transferred to the unitholder's account. The total value of units issued under this arrangement was \$7,750 (2022: \$22,250).

J L Porus is a partner of the law firm Glaister Ennor ("GE"). The Trust and its Manager engage GE for a variety of matters from time to time, including legal fees paid of \$322 (2022: \$969). GE also holds interest bearing bank deposits on behalf of the Trust. The value of these deposits at balance date was \$1,503,092 (2022: \$0).

J L Porus is associated with Vulcan Mortgage Limited Partnership and Vulcan Mortgage (No.2) Limited Partnership, entities that themselves invest in mortgages. The Trust disposed of investments in the Limited Partnerships during the year and held an investment of \$0 at year-end (2022: \$2,058,000). The Trust derived investment income of \$144,546 (2022: \$247,847) from the Limited Partnerships. Investments in these limited partnerships were made on the same terms as any other investor in the relevant offer.

S A Smith is a director and shareholder of Bridging Finance Group Limited ("BFG"), an entity that itself is a mortgage lender. The Trust entered into two contributory mortgage arrangements with BFG during the year and then subsequently acquired BFG's interests in these mortgages. Total consideration paid for these acquisitions was \$679,415. In the prior period the Trust acquired loans from BFG with a face value of \$504,739. All acquisitions from BFG were at face value and no premium or discount was applied to the acquisitions, nor any commission or fees paid.

Some of the Directors of the Manager and/or the firm(s) of which they are members may from time to time receive fees direct from borrowers for arranging mortgage advances by the Trusts. These fees are payable by the borrowers at commercial rates.

Related Party Unitholders

Related party investments are on a normal basis as systems and processes do not allow favourable treatment to investors. All unitholders are treated equally including any distributions paid. Related parties include the Directors and Senior Management of the Manager, and their close family members.

Related Party Unitholdings at 31 March

	2023 Units Held	2022 Units Held
Non-Beneficial Interest	4,876,381	4,274,089
Beneficial Interest	1,074,925	1,059,340

Distributions were paid to each of these units on a normal basis and in all respects in the same manner as for other unitholders.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

16. ASSET QUALITY

Gross Loan Exposures by Internal Rating

The Trust's internal rating approach scores loans out of 70 across seven different indicators. Each indicator is ranked 1 to 10 with 10 being most favourable and therefore the total rating being out of 70. Deposits held by the Trust are not scored. A summary of gross loan exposures by internal rating is as follows:

	Stage 1	Stage 2	Stage 3	Total
	\$	\$	\$	\$
Year Ended 31 March 2023				
Below 40	356,439	-	-	356,439
40-45	-	-	-	-
46-50	4,400,820	-	-	4,400,820
51-55	8,224,910	2,009,164	-	10,234,074
56-60	19,045,789	-	-	19,045,789
Above 60	8,036,493	-	-	8,036,493
				42,073,616
Year Ended 31 March 2022				
Below 40	-	-	-	-
40-45	-	-	-	-
46-50	2,299,493	-	-	2,299,493
51-55	7,257,899	-	-	7,257,899
56-60	19,963,358	-	-	19,963,358
Above 60	7,609,729	-	897,068	8,506,797
				38,027,548

Analysis of Days Past Due

Gross amount of finance receivables that are past due but not impaired are as follows:

Year Ended 31 March 2023				
Less than 30 Days Past Due	-	-	-	-
At Least 30 Days but less than 60 Days Past Due	-	2,009,164	-	2,009,164
More than 60 Days but less than 90 Days Past Due	-	-	-	-
At Least 90 Days Past Due	-	-	-	-
Total Past Due but Not Impaired Loans				2,009,164
Year Ended 31 March 2022				
Less than 30 Days Past Due	-	-	-	-
At Least 30 Days but less than 60 Days Past Due	-	-	-	-
More than 60 Days but less than 90 Days Past Due	-	-	-	-
At Least 90 Days Past Due	-	-	897,068	897,068
Total Past Due but Not Impaired Loans				897,068

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

Gross Exposure (by Credit Loss Allowance Stage)

A summary of gross loan exposures by credit loss allowance stage is as follows:

	Stage 1 \$	Stage 2 \$	Stage 3 \$	Total \$
Year Ended 31 March 2023				
At the Beginning of the Year	37,130,480	-	897,068	38,027,548
Transfers Between Stages				-
From Stage 1 to 2	(1,960,924)	1,960,924	-	-
From Stage 2 to 1	-	-	-	-
Transfer to Stage 3	-	-	-	-
Transfer from Stage 3	-	-	-	-
Net Lending/(Repayment) - Existing Loans	475,227	48,239	-	523,466
Net Lending/(Repayment) - New Loans	15,947,034	-	-	15,947,034
Asset Derecognised including Final Repayments	(11,527,364)	-	(897,068)	(12,424,432)
Assets Written Off	-	-	-	-
	<u>40,064,453</u>	<u>2,009,164</u>	<u>-</u>	<u>42,073,616</u>
Assessment Approach:				
Collectively Assessed	40,064,453	2,009,164	-	42,073,616
Individually Assessed	-	-	-	-
Year Ended 31 March 2022				
At the Beginning of the Year	28,547,933	-	-	28,547,933
Transfers Between Stages				-
From Stage 1 to 2	-	-	-	-
From Stage 2 to 1	-	-	-	-
Transfer to Stage 3	(794,178)	-	794,178	-
Transfer from Stage 3	-	-	-	-
Net Lending/(Repayment) - Existing Loans	(949,684)	-	102,890	(846,794)
Net Lending/(Repayment) - New Loans	20,822,309	-	-	20,822,309
Asset Derecognised including Final Repayments	(10,495,899)	-	-	(10,495,899)
Assets Written Off	-	-	-	-
	<u>37,130,480</u>	<u>-</u>	<u>897,068</u>	<u>38,027,548</u>
Assessment Approach:				
Collectively Assessed	28,547,933	-	-	28,547,933
Individually Assessed	-	-	-	-

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

17. CREDIT LOSS ALLOWANCE

Credit Loss Provision on collectively assessed mortgages are as follows:

	Stage 1 \$	Stage 2 \$	Stage 3 \$	Total \$
Year Ended 31 March 2023				
At the Beginning of the Year	180,814	-	5,808	186,622
Transfers Between Stages				
From Stage 1 to 2	(9,206)	12,673	-	3,467
From Stage 2 to 1	-	-	-	-
Transfer to Stage 3	-	-	-	-
Transfer from Stage 3	-	-	-	-
Net Lending/(Repayment) - Existing Loans	2,230	228	-	2,458
Net Lending/(Repayment) - New Loans	89,753	-	-	89,753
Changes in Models/Risk parameters	14,290	-	-	14,290
Asset Derecognised including Final Repayments	(55,249)	-	(5,808)	(61,057)
Assets Written Off	-	-	-	-
	<u>222,633</u>	<u>12,901</u>	<u>-</u>	<u>235,534</u>
Charge / (Credit) to profit or loss	41,819	12,901	(5,808)	48,912
Year Ended 31 March 2022				
At the Beginning of the Year	114,929	-	-	114,929
Transfers Between Stages				
From Stage 1 to 2	-	-	-	-
From Stage 2 to 1	-	-	-	-
Transfer to Stage 3	(3,292)	-	5,378	2,087
Transfer from Stage 3	-	-	-	-
Net Lending/(Repayment) - Existing Loans	(3,616)	-	430	(3,186)
Net Lending/(Repayment) - New Loans	103,079	-	-	103,079
Changes in Models/Risk parameters	12,199	-	-	12,199
Asset Derecognised including Final Repayments	(42,486)	-	-	(42,486)
Assets Written Off	-	-	-	-
	<u>180,814</u>	<u>-</u>	<u>5,808</u>	<u>186,622</u>
Charge / (Credit) to profit or loss	65,885	-	5,808	71,693

Impact of Changes in Gross Carrying Amount on CLP

In the current year, the carrying amount of mortgages remained stable and did not materially impact the loss allowance. In the prior year significant changes in the gross carrying amount of mortgages that contributed to changes in the loss allowances were largely due to new mortgages issued during the period in excess of those derecognised on repayment. Total mortgages issued increased in the previous year by 33% which resulted in a corresponding increase in the loss allowance.

Financial Assets other than Mortgages

All other financial assets have been assessed to have expected credit losses that are not material.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

18. FINANCIAL RISK MANAGEMENT

Exposure to credit, market and interest rate risks arise in the normal course of the Trust's business.

Credit Risk

To the extent that the Trust has a receivable from another party there is a credit risk in the event of non performance by that other party.

Financial instruments which potentially subject the Trust to credit risk principally consist of mortgages advanced to third parties. All advances made have first ranking security. Maximum exposures to credit risk at balance date are the carrying amounts of financial assets as follows:

	2023	2022
	\$	\$
Mortgage Portfolio - Current Portion	33,267,119	23,991,244
Mortgage Portfolio - Term Portion	8,355,817	13,716,349
Cash and Cash Equivalents	2,291,662	2,170,337
Interest Accrued Receivable	215,145	133,427

The above maximum exposures are net of any recognised impairment losses on these financial instruments. Mortgage advances and interest receivable are secured by registered mortgage over property.

Credit Risk Management

The Trust's investment policies are published in the Product Disclosure Statement and Statement of Investment Policies and Objectives which are both available on the Companies Office's Disclosure Register.

The Trust invests in mortgage-secured loans, which are either first or second mortgages. For first mortgage-secured loans, at the time of approval, the loan must be within 75% of the value of the mortgaged property. For second mortgage-secured loans, at the time of approval, the loan together with the prior first mortgage must be within 75% of the value of the mortgaged property.

Loans may be spread between the residential, commercial, rural and mixed-use sectors, and in no set proportions. Generally, loans are predominantly within the residential and commercial sectors. The board has considered a sector allocation policy and after careful review have decided not to impose any sector allocation rules.

Origination and Assessment

Loan applications are generally received from brokers and are subject to a detailed credit assessment that normally includes enhanced due diligence of the borrower and guarantors, assessment and review of the proposed security property and its valuation, assessment and review of financial information, and assessment and review of the proposed structure of the loan including debt servicing and exit plan.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

Monitoring

Each loan is monitored to ensure it is performing in accordance with the contracted terms. In the event of an issue with the performance of the contracted terms, a management plan is put in place which has been approved at director level.

Each loan is reviewed quarterly and checked to ensure it is correctly categorised and any CLP provisions are identified and calculated.

The Trust has a very hands on management style with close monitoring and review by the Directors and its Board on a regular basis.

Concentration of Credit Risk

No mortgage exceeded 10% of the gross asset value of the Trust (2022: Nil). Geographic information regarding mortgages is disclosed in Note 14.

At balance date, cash and interest bearing deposits were held with one bank. During the year the Trust also held funds on trust with Glaister Ennor. There was no overdraft at balance date and no facility arranged. The Trust does not have any other significant concentrations of credit risk.

Market Risk

The Trust's mortgages portfolio is linked to the property market which may vary from time to time. However, the Trust's weighted average loan to asset ratio is not able to exceed 75% per the investment policy. This means that the Trust has no exposure to a property market downturn of up to 25% based on the most recent valuations obtained.

As at 31 March 2023, the weighted average loan to asset ratio was 47.76% (2022: 45.82%), excluding accrued interest.

Interest Rate Risk

The Trust has exposure to interest rate risk to the extent it borrows or invests for a fixed term at fixed rates. The Trust has no borrowings at balance date. In general the interest rate risk associated with lending by the Trust is managed by lending for relatively short terms and ensuring that interest rates on initial lending or renewal are appropriate given the prevailing market interest rates.

At 31 March 2023, the weighted average interest rate on the mortgage portfolio was 9.49% (2022: 8.64%), with rates ranging from 6.95% to 11.50% (2022: 6.95% to 10.60%). All loans have agreed penalty interest rates to apply in the event of the loan being past due. Penalty interest rates range from 16.95% to 21.50% (2022: 16.95% to 20.60%) with a weighted average of 19.49% (2022: 18.64%).

The distribution to unitholders is based on the net profit arising from operations, after allowing for expenses, impairment losses, taxes and any other amount the Manager considers prudent to set aside.

The key driver of this distribution is interest income from loans to customers. Assuming nil impairment losses, a 1 percent increase/(decrease) in the interest rates received from loans to customers and bank deposits would normally drive a corresponding 1 percent increase/(decrease) in the distribution to unitholders.

The interest rate risk profile of the Trust is consistent with the Trust's contractual liquidity profile. The liquidity profiles shown in the Liquidity Risk Note below can therefore also be used to provide an interest rate repricing analysis of the Trust's financial assets.

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

Liquidity Risk

Liquidity risk represents the Trust's ability to meet its financial obligations on time. The Trust's redemption policies allow sufficient time to collect finance receivables in order to meet the cash flows resulting from redemptions. The Trust's cash flows enable it to make timely payments.

Units issued after 16 September 2016 are redeemable within six months from the date of request. Units issued before this date have other redemption terms. A summary of the value of units based on redemption term is as follows:

	2023	2022
	\$	\$
Redeemable within three months	2,100,645	2,140,747
Redeemable within six months	39,653,836	37,529,162
Redeemable within twelve months	1,930,615	1,974,810

The Manager can elect to redeem units on an earlier date at the Manager's discretion. As units issued do not have fixed maturity dates, they have not been included in the liquidity analysis below. The actual units redeemed during the year were 2,236,817 units (2022: 1,235,936 units) with a redemption value of \$2,168,400 (2022: \$1,195,486). The historical redemption rate is 6.09% (2022: 5.83%) and is a 10-year historical rate.

Redemptions of units paid subsequent to the reporting date amount to \$272,585 (2022: \$403,196). Redemption requests of \$97,000 (2022: \$133,500) have been received but not yet actioned.

The following provides analysis of the Trust's liquidity profile as at 31 March 2023 and 31 March 2022. This analysis is of both contractual and expected undiscounted cash flows. Where contract terms have been re-documented, the maturity profile is based on the maturity date per the new contract.

	Total	0-6 mths	7-12 mths	13-24 mths	24+ mths
As at 31 March 2023					
Cash flows based on contractual obligations:					
Finance Receivables	44,982,956	19,218,658	16,818,487	6,391,210	2,554,601
Cash & Cash Equivalents	2,291,663	2,291,663	-	-	-
Total	47,274,619	21,510,321	16,818,487	6,391,210	2,554,601

Cash flows based on Trust's expectations of likely flows:

Finance Receivables	44,922,630	19,158,332	16,818,487	6,391,210	2,554,601
Cash & Cash Equivalents	2,291,663	2,291,663	-	-	-
Total	47,214,293	21,449,995	16,818,487	6,391,210	2,554,601

As at 31 March 2022

Cash flows based on contractual obligations:

Finance Receivables	41,335,481	13,337,778	13,107,222	9,676,773	5,213,708
Cash & Cash Equivalents	2,170,337	2,170,337	-	-	-
Total	43,505,818	15,508,115	13,107,222	9,676,773	5,213,708

Cash flows based on the Trust's expectations of likely flows:

Finance Receivables	41,331,897	13,334,194	13,107,222	9,676,773	5,213,708
Cash & Cash Equivalents	2,170,337	2,170,337	-	-	-
Total	43,502,234	15,504,531	13,107,222	9,676,773	5,213,708

Norfolk Mortgage Trust

Notes to the Financial Statements

For the Year ended 31 March 2023

The cash flows based on Trust's expectations take into consideration the expected renewal of existing facilities upon maturity for past due assets, which lead to increased cash flows from interest and later principal repayments.

Accounts payable and accruals, representing all the financial liabilities of the Trust, are all due to be settled within six months. This takes into consideration the expected renewal of existing facilities upon maturity.

Capital Management

Net assets attributable to unitholders are considered to be the Trust's capital for the purposes of capital management. The Trust does not have to comply with externally imposed capital requirements.

The Trust's objectives when managing capital are to safeguard its ability to continue as a going concern in order to provide returns to its unitholders and to support future development and growth of the business to maximise the Trust's unitholders value as well as ensuring its net assets attributable to unitholders are sufficient to meet all present and future obligations, considering the level of units on issue and their redemption periods as disclosed above.

In order to meet its objectives for capital management the Manager reviews the Trust's performance on a regular basis.



Independent Auditor's Report

To the unitholders of Norfolk Mortgage Trust

RSM Hayes Audit

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Newmarket, Auckland 1149
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Newmarket, Auckland 1023
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Opinion

We have audited the financial statements of Norfolk Mortgage Trust (the Trust) which comprise:

- the statement of financial position as at 31 March 2023;
- the statement of comprehensive income for the year then ended;
- statement of changes in equity for the year then ended;
- statement of cash flows for the year then ended; and
- the notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements on pages 2 to 22 present fairly, in all material respects, the financial position of the Trust as at 31 March 2023, and of its financial performance and its cash flows for the year then ended in accordance with New Zealand equivalents to International Financial Reporting Standards and International Financial Reporting Standards.

Basis for opinion

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

We are independent of the Trust 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.

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

Our firm has provided other services to the Trust in relation to regulatory assurance services on the Trust's register of unitholders. The provision of this service has not impaired our independence. Except in this regard, and other than in our capacity as auditor we have no relationship with, or interests in, the Trust.

Key audit matter

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. The key audit matter identified on the next page was addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter

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Mortgage advances – allowance for expected credit losses and related disclosures

Why we considered this to be a key audit matter

Mortgage advances represent the most significant assets of the Norfolk Mortgage Trust.

The allowance for expected credit losses on mortgage advances is considered to be a key audit matter as it requires the application of judgement and use of subjective assumptions by management in determining the probability of default and extent of loss in the event of default, in order to determine the expected credit losses. Judgment is also required as to whether a loan has exhibited indicators of a significant increase in credit risk.

Details of the mortgage advances, asset quality and credit loss allowances are described in Notes 9, 16 and 17 to the financial statements.

How our audit addressed this key audit matter

We tested of the accuracy of the underlying mortgage data through comparison to loan agreements and evidence of security registration.

We obtained Norfolk Mortgage Trust's workings for the allowance for expected credit losses, and ensured the information utilised to compile the allowance was consistent with the above data, and latest available repayment information related to the mortgage advances, including defaults and security held.

For collectively assessed credit loss allowances we considered the basis and assumptions made in respect of the expected credit loss calculations and assessed whether these appeared reasonable and supportable, based Norfolk Mortgage Trust's credit loss experience and broader market data.

We noted there were no individually assessed credit loss allowances. We considered whether this conclusion was appropriate through a review of the performance of mortgages.

We made enquiries around the extent of security properties that may have been impacted by the flooding in Auckland and Hawkes Bay.

We evaluated the accuracy and adequacy of the disclosures within the financial statements in relation to credit risk, expected credit losses and the overall requirements of NZ IFRS 9 *Financial Instruments*.

Other information

The directors of the manager, Norfolk Mortgage Management Limited, are responsible for the other information. The other information comprises the Trust Directory on page 1 (but does not include the financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report. Our opinion on the 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 financial statements, our responsibility is to read the other information identified above 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 to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, 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.

Responsibilities of the directors of the manager for the financial statements

The directors of the manager, Norfolk Mortgage Management Limited, are responsible, on behalf of the Trust, for the preparation and fair presentation of the financial statements in accordance with New Zealand equivalents to International Financial Reporting Standards and International Financial Reporting Standards, and for such internal control as the directors of the manager determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors of the manager are responsible on behalf of the Trust for assessing the Trust'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 Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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 and 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 the auditor's responsibilities for the audit of the financial statements is located at the XRB's website at:

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

Who we report to

This report is made solely to the Norfolk Mortgage Trust unitholders, 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 Norfolk Mortgage Trust and its unitholders, as a body, for our audit work, for this report or for the opinions we have formed.

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



RSM Hayes Audit
Auckland

31 July 2023

Norfolk Mortgage Management Limited

Presents this Annual Report to the Investors of the Norfolk Unit Trusts for the year ended 31 March 2023 ("accounting period")

1 Details of the Scheme

The name of the scheme is Norfolk Unit Trusts ("Scheme"). It is a managed investment scheme under the Financial Markets Conduct Act 2013 ("FMC Act"). The manager of the Scheme is Norfolk Mortgage Management Limited ("Manager"). The supervisor of the Scheme is Covenant Trustee Services Limited ("Supervisor").

The current Product Disclosure Statement (PDS) was registered on 5 August 2022. Norfolk Mortgage Trust's PDS status remains open for applications.

The latest fund update for Norfolk Mortgage Trust is dated 30 June 2023 and was made publicly available on 21 July 2023.

The Scheme's latest financial statements that comply with and have been registered under the FMC Act cover the accounting period and were authorised by the Manager on 28 July 2023. The auditor's report on those financial statements was dated 31 July 2023 and lodged with the Registrar. The auditor's report did not refer to any fundamental uncertainty, nor was it qualified or modified in any respect.

1.1 Information on Contributions and Scheme Participants

The total number of managed investment products (being units in the Scheme) on issue at the start of the accounting period was 43,020,205. The total number of managed investment products (being units in the Scheme) on issue at the end of the accounting period was 44,949,678.

1.2 Changes Relating to the Scheme

There have been no material changes to the FMC Act during the accounting period.

2 Governing documents

There have been no material changes to the terms of the governing documents of the Scheme during the accounting period.

2.1 The terms of the offer of interests in the Scheme

There have been no material changes to the terms of offer of interests in the Scheme during the accounting period.

2.2 Statement of investment policy and objectives of the Scheme's Funds (SIPO)

There have been no material changes to the terms of offer of interests in the Scheme during the accounting period.

2.3 Related party transactions

There have been no material changes to the nature or scale of related party transactions during the accounting period. There have been no related party transactions during the accounting period not on an arm's length basis.

2.4 Other information for types of managed funds

The price for the units in the Scheme at the start of the accounting period was 0.9681 cents and at the end of the accounting period was 0.9704 cents.

3 Changes to persons involved in the Scheme

3.1 Manager

In respect of Norfolk Mortgage Management Limited, there have been no changes in the year ending 31 March 2023.

3.2 Supervisor

In respect of Covenant Trustee Services Limited, in the year ending 31 March 2023, the following changes have occurred:

- Sarah Louise Graydon was appointed as a director effective 20 March 2023
- Ultimate holding company changed from Trivium Europe SPV to Thevelia Parent Limited effective 9 November 2022.

3.3 Custodian

In respect of Norfolk Nominees Limited, there have been no changes in the year ending 31 March 2023.

3.4 Securities registrar and auditor

There have been no changes to the securities registrar or auditor.

4 How to find further information

Copies of documents relating to the Scheme, such as the Trust Deed, SIPO, Product Disclosure Statement, quarterly fund updates, and annual financial statements are available on the Disclose Register at <https://disclose-register.companiesoffice.govt.nz/>, scheme number SCH11124.

Copies of the above documents will be provided free of charge on request to the Manager. You may request, at any time, copies of the Trust Deed, SIPO, Product Disclosure Statement, most recent financial statements, and most recent annual report for the Scheme by contacting the Manager at the address below. These documents are also available for public inspection on the Disclose Register and at the offices of the Manager.

Chief Executive Officer
Norfolk Mortgage Management Limited
P O Box 37341
Parnell
Auckland 1151
E: info@norfolktrust.co.nz

Suite D, Level 1
7 Windsor Street
Parnell
Auckland 1052

4.1 Contact details and complaints

Chief Executive Officer
Norfolk Mortgage Management Limited
P O Box 37341
Parnell
Auckland 1151

Suite D, Level 1
7 Windsor Street
Parnell
Auckland 1052

E: info@norfolktrust.co.nz

P: 09 303 1525

4.2 Supervisor

Attention: Richard Spong
General Manager
Covenant Trustee Services Limited
Level 6
191 Queen Street
Auckland 1010

P O Box 4243
Shortland Street
Auckland 1140

E: team@covenant.co.nz
P: 09 302 0638

5 A complaint about a fund or the Scheme can be made to the Manager or the Supervisor (Please see above for details of the contact person for complaints)

The Manager is a member of the Insurance & Financial Services Ombudsman Scheme ("IFSO") an approved dispute resolution scheme. The Supervisor is a member of the Financial Services Complaints Limited ("FSCL") an approved dispute resolution scheme. If a complaint is not resolved within 40 days after contacting either the Manager or the Supervisor or if an investor is dissatisfied with the proposed resolution, then the investor can refer it to IFSO:

Insurance & Financial Services Ombudsman Scheme
P O Box 10-845
Wellington 6143

Level 2, Solnet House
The Terrace
Wellington 6143

E: info@ifso.nz

P: 0800 888 202

Full details of how to access the IFSO scheme can be obtained from its website www.ifso.nz. There is no cost to use the services of IFSO.

**|| Our goal is to help you
achieve yours.**





NORFOLK
MORTGAGE TRUST

norfolktrust.co.nz | info@norfolktrust.co.nz | 09 303 1525