



GREYTOWN TRUST LANDS

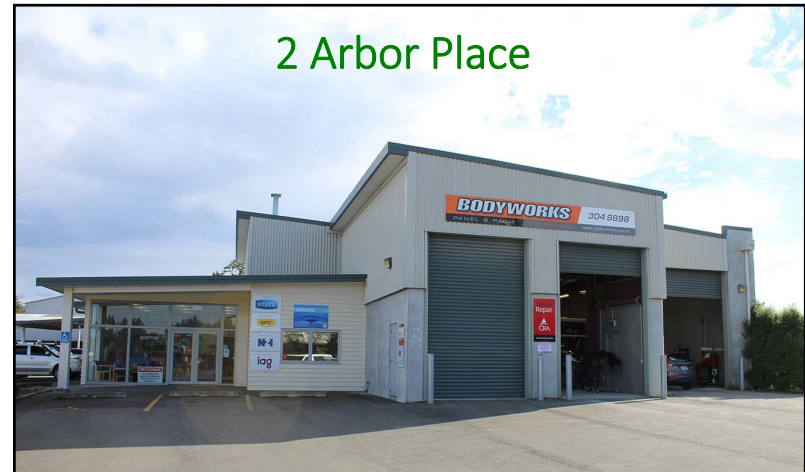
Investment Portfolio

- Commercial properties
- Community lands
- Managed funds

Commercial Properties (land & building)	Fair Value as at 31/3/2023	31/3/2022
2 Arbor Place, Greytown	1,010,000	1,050,000
6 Arbor Place, Greytown	735,000	730,000
14 Arbor Place, Greytown	1,100,000	1,100,000
64 Main Street, Greytown	1,510,000	1,700,000
124 Main Street, Greytown	665,000	670,000
213-219 Main Street, Greytown	1,700,000	1,700,000
246 Main Street, Greytown	965,000	920,000
34 Bedford Avenue, Whanganui	3,400,000	3,140,000
Total	11,085,000	11,010,000

Community Properties (land)	Fair value as at 31/3/2023	31/3/2022
55-59 East Street, Greytown	900,000	1,100,000
123 East Street, Greytown	2,550,000	3,300,000
175-177 Main Street, Greytown	1,110,000	1,555,000
10 McMaster Street, Greytown	270,000	302,400
Total	4,830,000	6,257,400

2 Arbor Place



Tenant: Bodyworks Panel & Paint
Market valuation: \$1,010,000

Lease type: Standard commercial
Building age: 10 years

6 Arbor Place



Tenant: City Care
Market valuation: \$735,000

Lease type: Standard commercial
Building age: 9 years

14 Arbor Place



Tenant: The Olive Press
Market valuation: \$1,100,000

Lease type: Standard commercial
Building age: 8 years

246 Main Street



Tenant: Nitram Enterprises
Market valuation: \$965,000

Lease type: Standard commercial
Building age: 9.5 years

213-219 Main Street



Tenant: Farmlands
Market valuation: \$1,700,000

Lease type: Standard commercial
Building age: 29 years

124 Main Street



Tenant: GDTLT Offices, DB Osborne Ltd, Bay Audiology, Gregory Studio
Lease type: Standard commercial
Market valuation: \$665,000 **Building age:** 49 years

64 Main Street




Tenants: NZ Police
 SWDC Planning / Finance
 Shadow Gallery

Lease type: Standard commercial
Market valuation: \$1,510,000
Building age: 58 years



64 Main St 64A Main St 64B Main St

34 Bedford Avenue, Whanganui



Tenant: Downer New Zealand Ltd
Market valuation: \$3,400,000 **Lease type:** Standard commercial
Building age: 37 years

175-177 Main Street



Tenant: Cobblestones Museum **Lease type:** Perpetual land lease
Market valuation: \$1,110,000

123 East Street



Tenant: Greytown Rugby Football Club
Market valuation: \$2,550,000

Lease type: Perpetual land lease

55-59 East Street



Tenant: Greytown Bowling Club
Market valuation: \$900,000

Lease type: Perpetual land lease

10 McMaster Street



Tenant: Royal NZ Plunket Trust
Market valuation: \$270,000

Lease type: Perpetual land lease

Managed Funds Portfolio Craigs Investment Partners

- Portfolio value (31/03/23) \$5,958,422

Asset Allocation	31/03/2023	31/03/2023
NZ Equities	23%	1,397,807
Australian Equities	23%	1,393,398
International Equities	20%	1,164,403
Fixed Interest	29%	1,755,959
Cash	4%	246,855
		5,958,422

Asset Allocation 31/3/2023

