

SHOPPING CENTRE INVESTMENTS LIMITED
NOTES TO THE PROSPECTIVE FINANCIAL STATEMENTS FOR THE TWELVE
MONTH PERIODS ENDED 28 FEBRUARY 2018 AND 28 FEBRUARY 2019

1 These General Purpose Prospective Financial Statements have been prepared in accordance with Financial Reporting Standard 42 (FRS-42) "Prospective Financial Statements."
The Cash Flow Projections are inclusive of GST, the remaining Statements are exclusive of GST.

2 These General Purpose Prospective Financial Statements are based on assumptions about the future and other information, and thus relate to events and actions which have not yet occurred.

Given that anticipation of the future environment is associated with considerable uncertainty, the preparation of general purpose prospective financial statements requires the exercise of significant judgement.

3 These Prospective Financial Statements have been prepared using the best available information which is supported by schedules and indications constructed by our contracted consultants. They have not been audited.

4 Shopping Centre Investments Limited name is referred to as "SCIL".

5 Assumptions Confirmed

- a) These Prospective Financial Statements are based on the best information available at time of construction.
- b) They are consistent with the format and layout of the Annual Audited Financial Statements.
- c) They have been applied consistently
- d) They have a reasonable and supportable basis.

6 Entity's Operations and Activities

The operations of the Company is the ownership, development and control of a Regional Shopping Mall. Its activities include property investment, the management and leasing of the Mall's assets.

7 The Purpose for which these Prospective Financial Statements have been Prepared

The Prospective Financial Statements have been prepared to assist the deliberations of intending investors and shareholders in regard to a 1 for 4 issue of convertible notes.

8 Significant Assumptions

- a) The projected lease income is a key to the integrity of these statements. The Property Managers to the Company, Colliers International, have determined the projected lease income with reliance upon the lease documentation.
- b) It should be noted that one of the major leases is a gross rental lease and an appropriate charge for opex (operating expenses) has been included as operating contributions by the Landlord.
- c) Non recoverable opex charges have been projected based on the number of tenancies in place.
- d) The interest rates used are as follows: i) ASB loan of \$72,500,000 at the present floating rate of 4.685% per annum. This comprises the ASB Bank 90 day BKBM rate plus a margin of 2.65% per annum. ii) ASB development loan of \$3,045,000 at the present floating rate of 6.00% per annum. This comprises the ASB Corporate Indicator Rate plus a margin of 1.50% per annum.
- e) Shopping Centre Investments Limited [SCIL] expects these floating interest rates to apply for the period ending 28 February 2018 and to increase by 0.25% per annum commencing 1 March 2018.
- f) Distributions are based on an annualised dividend of 3.0 cents per share for the year ended 28 February 2018. The first quarterly dividend distribution commenced in June 2017. For the year ended 28 February 2019 projected dividends are at an annual rate of 4.80 cents per share.

The payment of such distributions are subject to the Solvency Test, the agreement of the Directors, meeting the covenants of the ASB Bank and the terms of the Trust Deed in regard to the Convertible Note Issue.

f) The Bank funding was renewed in June 2017 and is an "Evergreen" facility for a term of 24 months. The security provided to the ASB Bank is a first registered mortgage over the property.

SHOPPING CENTRE INVESTMENTS LIMITED

NOTES TO THE PROSPECTIVE FINANCIAL STATEMENTS FOR THE TWELVE

MONTH PERIODS ENDED 28 FEBRUARY 2018 AND 28 FEBRUARY 2019 (CONTINUED)

g) The funding of \$4,500,000 is secured by way of second and third mortgages over the property. If this issue is successful it is proposed that these advances will be repaid. The term is for 4 years at an interest rate of 9.00%, payable quarterly maturing 30 November 2018. The Company has a right to repay these advances with 90 days prior notice.

h) Non Current Assets were valued by Mr G R Sellars, an independent registered valuer of the firm Colliers International Valuation (Christchurch) Limited. Mr Sellars is a member of the New Zealand Institute of Valuers Incorporated. The valuation was dated 28 February 2017 and a capitalisation rate of 7.00% adopted under the market income valuation approach, with other income capitalised at rates between 9% and 11% to produce a market value of \$130,190,000. For the years ended 28 February 2018 and 28 February 2019 we have received indicative valuations from the same valuer of \$135,490,000 and \$138,330,000

9 Changes to the Entity's Existing Business

No charges are anticipated.

10 Basis on which the Significant Assumptions Have been Prepared

a) An important critical assumption is the projected levels of rental income. This is based on the detailed spreadsheet calculations by our Property Manager, Colliers International.

Colliers has extensive experience in the management of such Malls and the resultant negotiation of tenancy leases.

b) Allied to a) above is the degree of occupancy. The projected rentals are dependent on the levels of occupancy determined and this has been calculated and incorporated within the rental model provided.

c) The level of opex contributions is also dependent on the occupancy levels determined by Colliers and again this is incorporated within their spreadsheet model calculations.

d) Interest rate rises will impact upon these Projected Financial Statements. As listed above SCIL expects the floating interest rates of 4.685% and 6% to apply for the period ending 28 February 2018 and to increase by 0.25% per annum commencing 1 March 2018.

The present rates are as per the ASB loan documentation.

e) The annual valuation and the indicative valuations as at 28 February 2018 and 28 February 2019 completed by Mr G R Sellars, registered valuer, are a significant inclusion.

f) That the GST rate of 15% will not change.

g) That the Company Tax Rate of 28% will not change.

h) That the seismic corrections and associated works, the repairs to the Stage 8 roof will be completed within the year ended 28 February 2018. The projections include an indicated cost of \$3,493,890 of which \$448,772 was incurred prior to the 28 February 2017.

Further work may be required but if so this will be funded from cash flow.

It is considered that it would not be significant.

The indicated cost is as per information supplied by the Quantity Surveyors to the Company, Kingston Partners

11 Events reflected in the Prospective Financial Statements

a) It has been assumed that the issue of the 1 for 4 convertible notes has been successful and the full amount of \$13,781,449 received.

b) It is assumed that the present Bank funding will be reduced by \$10,520,000 by the application of the majority of these funds raised.

c) It is assumed that the present second and third mortgages of \$4,500,000 will be repaid in full

d) That the interest charges will reflect the above repayments and that the re development loan of \$3,045,000 will be repaid in full.

e) That the dividend distributions will be paid as detailed above, that RWT will be deducted from the gross dividend and paid by the 20th of the month following.

SHOPPING CENTRE INVESTMENTS LIMITED

NOTES TO THE PROSPECTIVE FINANCIAL STATEMENTS FOR THE TWELVE

MONTH PERIODS ENDED 28 FEBRUARY 2018 AND 28 FEBRUARY 2019 (CONTINUED)

12 Factors that may lead to a material difference between the Prospective Financial Statements and the Actual Financial Results

- a) Not meeting the rental projections.
- b) A reduction in occupancy rates with its subsequent impact on the rental projections and opex charges.
- c) Not meeting the estimated dates for the present vacant spaces to be occupied with market leases in place.
- d) A default by major tenancies, especially by the two key anchor tenants, Pak n Save and Farmers.
- e) Increase in Interest rates.
- f) Corrective actions if our covenants under the Bank lending conditions and the Trust Deed pertaining to the Issue are not met
- g) A serious downturn in trading conditions.
- h) If the seismic repairs should be delayed or extra costs are incurred over and above the present budgets.
- i) The non payment of dividend distributions due to SCIL not meeting its covenant requirements.

13 The key undertakings by SCIL under the ASB Loan Agreement

- a) To issue a PDS for no less than \$10,400,000 of Notes.
- b) Maintain full replacement insurance, up to the Bank's requirements.
- c) Make a lump sum repayment of facilities for no less than \$9,520,000 by 1 December 2017
- d) Provide an engineering report showing building strengthening works to 67% of NBS for the main Mall completed by March 2018.
- e) Maintain a loan to value ratio of not more than 50% at all times, but first tested at 31 March 2018.
- f) Maintain an interest coverage ratio not less than 2.00 from 1 October 2017, tested each quarter from 1 December 2017 against SCIL's management accounts
- g) Only make dividend payments to shareholders if such payment does not exceed the cash available to SCIL and SCIL is fully compliant with all its obligations under the Bank loans.

14 Assumptions Made in Relation to those sources of Uncertainty

- a) A conservative approach by Colliers International to the construction of the rental projections.
- b) A budgeted increase in interest rates of 0.25% per annum from 1 March 2018
- c) Reference to future indicative interest rates as produced by the ASB Bank.
- d) An interest rate increase of 0.50% would increase costs by \$325,125.
- d) Repair budget of \$60,000 per annum included.

15 Significant Accounting Policies

The detailed and extensive Significant Accounting Policies contained within the Annual Audited Financial Statements for the Year ended 28 February 2017 should be referred to.
These accounts are included within the PDS register.

16 Final Note

Prospective Financial Information by its nature involves risk and uncertainties, many of which are beyond the control of SCIL. SCIL believes that the information has been prepared with due care and attention, and considers the assumptions when taken as a whole, to be reasonable at the time of preparing this PDS. Actual results are likely to vary from the information presented. Results may not occur as expected and the variations may be material. Accordingly, neither SCIL, nor any other person can provide any assurance that the prospective financial information will be achieved and Investors are cautioned not to place undue reliance on the prospective financial information.

SHOPPING CENTRE INVESTMENTS LIMITED

17th July 2017

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED													
PROJECTED CASH FLOW STATEMENT FOR THE TWELVE MONTH PERIOD ENDED 28 FEBRUARY 2018 (INCLUSIVE OF GST)													
	Mar 2017	Apr 2017	May 2017	June 2017	July 2017	Aug 2017	Sept 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Total
Projected Cash Flows From Operating Activities													
Cash to be provided from													
Rentals Received	637,310	633,949	700,936	697,897	736,050	759,654	773,977	789,496	790,703	800,342	800,964	800,964	9,042,252
Interest Received	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity Margin	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000
GST Inflows	105,797	105,252	105,340	105,885	111,609	115,148	117,297	119,624	119,805	121,251	121,345	121,345	1,370,738
GST Refunds	102,543	-	-	-	-	-	353,459	-	-	-	-	-	455,002
	913,650	807,241	815,277	811,781	855,669	882,802	1,252,733	917,120	916,508	929,593	930,309	930,309	10,964,932
Cash to be disbursed to													
Management Contributions	4,292	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	53,868
Operating Contributions	62,818	40,976	40,976	40,976	40,976	40,976	40,976	40,976	40,976	40,976	40,976	40,976	513,550
GST Outflows	10,057	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	105,113
(Budgeted rentals net of Contrib)	77,177	52,305	52,305	52,305	52,305	52,305	52,305	52,305	52,305	52,305	52,305	52,305	632,531
Overhead Expenses													
Audit Fees	5,000	15,000	15,000	-	-	-	-	-	-	-	-	-	35,000
Directors Fees	-	-	-	-	-	60,000	-	-	-	-	-	-	120,000
Interest - Overdraft Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$38,450,000 / \$55,000,000 /\$5,025,000	186,793	180,768	186,793	180,768	288,460	259,737	250,391	259,737	250,391	259,737	259,737	233,698	2,793,031
Interest - Swap Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest - Loan - \$27,000,000 / \$3,045,000	108,925	105,411	108,925	105,411	15,517	-	-	-	-	-	-	-	444,188
Interest - Loan - \$8,375,000	28,193	27,283	28,193	27,283	-	-	-	-	-	-	-	-	110,951
Interest - Mezzanine Loan \$4,500,000	34,397	33,268	34,397	33,268	34,397	-	-	-	-	-	-	-	169,767
Interest - Convertible Notes	-	-	-	-	-	77,521	77,521	77,521	77,521	77,521	77,521	77,521	542,645
Total Other Operating Costs	47,252	70,252	76,452	97,502	508,774	59,202	47,252	48,252	53,202	48,252	47,252	60,702	1,164,346
Accounts Payable - Operating Costs	45,896	-	-	-	-	-	-	-	-	-	-	-	45,896
Deferred Maintenance Contrib	-	-	74,746	-	-	-	-	43,866	-	-	-	-	118,612
GST Outflows	7,838	12,788	14,468	20,625	91,916	17,880	7,098	7,238	7,950	7,238	7,098	18,105	220,252
GST Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxation Paid	-	-	173,574	-	163,487	-	-	-	208,951	-	212,194	-	758,206
	541,470	487,094	764,853	517,182	1,154,877	525,645	434,556	487,916	650,349	444,052	655,096	502,331	7,175,424
Projected Net Cash Flow from Operating Activities	372,178	310,147	60,424	234,600	(239,208)	357,157	818,176	429,202	268,169	485,541	275,213	427,978	3,789,568

Cash Flow

[illegible]

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED												
SHOPPING CENTRE INVESTMENTS LIMITED												
PROJECTED STATEMENT OF COMPREHENSIVE INCOME FOR THE TWELVE MONTH PERIOD ENDED 28 FEBRUARY 2018 (EXCLUSIVE OF GST)												
	March 2017	April 2017	May 2017	June 2017	July 2017	Aug 2017	Sept 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018
												Total
Operating Revenue	697,310	693,949	700,936	697,897	736,060	759,654	773,977	789,496	790,703	800,342	800,864	9,042,252
Rentals Received	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Recoveries	-	-	-	-	-	-	-	-	-	-	-	-
Electricity Margin	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000
	705,310	701,949	708,936	705,897	744,060	767,654	781,977	797,496	798,703	808,342	808,864	9,138,252
Direct Expenses												
Management Contributions	4,292	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	53,888
Operating Contributions (Including Farmers)	62,818	40,976	40,976	40,976	40,976	40,976	40,976	40,976	40,976	40,976	40,976	513,550
(Brought forward net of Contingency)	67,111	45,483	45,483	45,483	45,483	45,483	45,483	45,483	45,483	45,483	45,483	557,418
Gross Profit	638,200	655,466	663,454	660,414	698,577	722,172	736,494	752,013	753,220	762,860	763,482	8,570,834
Less Overhead Expenses												
Audit Fees	5,000	15,000	15,000	-	-	-	-	-	-	-	-	35,000
Directors Fees	-	-	-	-	-	60,000	-	-	-	-	-	120,000
Interest - Overdraft Facility	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$36,450,000 / \$72,500,000, 65.025.0	186,793	180,768	186,793	180,768	298,480	258,737	250,391	258,737	250,391	258,737	258,737	2,793,031
Interest - Swap Charges	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$27,000,000 / \$3,046,000	108,925	105,411	108,925	105,411	15,517	-	-	-	-	-	-	444,188
Interest Loan - \$ 8,375,000	28,193	27,293	28,193	27,293	-	-	-	-	-	-	-	110,951
Interest Mezzanine Loan - \$4,500,000	34,397	33,288	34,397	33,288	34,397	-	-	-	-	-	-	169,767
Interest - Convertible Notes	-	-	-	-	-	77,521	77,521	77,521	77,521	77,521	77,521	542,645
Less P.V. Convertible Notes Adjunct	-	-	-	-	-	-	-	-	-	-	-	(313,661)
Issue Expenses	-	-	5,000	40,000	242,750	-	-	-	-	-	-	287,750
Other Operating Expenses	47,252	70,252	76,452	97,502	598,174	59,202	47,252	46,252	53,202	46,252	47,252	1,164,346
	410,560	432,001	454,760	464,251	1,069,919	455,460	375,163	394,510	381,113	384,510	389,510	5,354,017
Operating Income / (Loss)	227,640	224,465	208,694	176,163	(99,342)	266,712	361,331	367,504	372,107	378,350	379,972	3,216,817
Non Operating Income and Expenses												
Impairment of Advances to Subsidiary Companies	-	-	-	-	-	-	-	-	-	-	-	-
Impairment Development Costs	-	-	-	-	-	-	-	-	-	-	-	-
Unrealised net charge in the Value of Investment Properties	-	-	-	-	-	-	-	-	-	-	-	-
Net Income / (Loss) before Income Tax	227,640	224,465	208,694	176,163	(99,342)	266,712	361,331	367,504	372,107	378,350	379,972	3,216,817
Income Tax Benefit / (Expense)	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Tax Taxation	-	-	-	-	-	-	-	-	-	-	-	-
Comprehensive Income / Loss after Income Tax	227,640	224,465	208,694	176,163	(99,342)	266,712	361,331	367,504	372,107	378,350	379,972	3,216,817

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED													
PROJECTED STATEMENT OF CHANGES IN EQUITY FOR THE TWELVE MONTH PERIOD ENDED 28 FEBRUARY 2018 (EXCLUSIVE OF GST)													
	Feb-17	March 2017	April 2017	May 2017	June 2017	July 2017	Aug 2017	Sept 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018
Equity at Beginning of Period	44,708,103	53,977,435	53,977,435	54,201,900	54,410,594	54,217,414	53,644,157	67,892,318	67,684,306	67,869,894	68,242,001	68,251,008	68,449,065
Equity Raised	-	-	-	-	-	-	13,791,449	-	-	-	-	-	-
Comprehensive Income / Loss after Income Tax	9,041,692	227,640	224,465	208,694	176,163	(391,342)	266,712	361,331	367,504	372,107	378,350	379,972	2,451,332
Distributions to Owners	-	-	-	-	-	181,915	-	369,343	181,915	-	369,343	181,915	-
Equity at End of Period	53,749,795	53,977,435	54,201,900	54,410,594	54,217,414	53,644,157	67,892,318	67,869,894	68,242,001	68,251,008	68,449,065	70,900,397	70,900,397
Dividend rate	-	-	-	-	0.01	-	-	-	-	-	0.01	-	-
Dividend Rate per annum	-	-	-	-	0.04	-	-	0.04	-	-	0.04	-	-
PROJECTED RETAINED EARNINGS ACCOUNT AS AT THE 28TH FEBRUARY 2018													
Opening Balance	(18,146,172)	(9,106,460)	(8,878,840)	(8,654,375)	(8,445,681)	(8,638,861)	(9,212,118)	(9,945,406)	(8,953,418)	(8,767,829)	(8,395,723)	(8,386,716)	(8,186,659)
Comprehensive Income / Loss after Income Tax	9,041,692	227,640	224,465	208,694	176,163	(391,342)	266,712	361,331	367,504	372,107	378,350	379,972	2,451,332
Less	(9,106,460)	(8,878,840)	(8,654,375)	(8,445,681)	(8,269,518)	(9,030,203)	(8,945,406)	(8,594,075)	(8,585,914)	(8,395,723)	(8,017,373)	(8,006,744)	(5,737,260)
Distributions to Owners	-	-	-	-	369,343	181,915	-	369,343	181,915	-	369,343	181,915	-
Closing Balance	(9,106,460)	(8,878,840)	(8,654,375)	(8,445,681)	(8,638,861)	(9,212,118)	(8,945,406)	(8,593,418)	(8,767,829)	(8,395,723)	(8,386,716)	(8,186,659)	(5,737,260)

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED												
PROJECTED STATEMENT OF FINANCIAL POSITION AS AT 28 FEBRUARY 2018 (EXCLUSIVE OF GST)												
As at 28th	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Feb-17	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2018	2018
Shareholders' Equity	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461
Share Capital	-	-	-	-	-	-	-	-	-	-	-	-
Convertible Notes	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)	(25,166)
Prospectus Costs	(9,106,480)	(8,554,375)	(8,445,681)	(8,554,375)	(8,554,375)	(8,554,375)	(8,554,375)	(8,554,375)	(8,554,375)	(8,554,375)	(8,554,375)	(8,554,375)
Retained Earnings Account	53,747,795	54,220,150	54,220,150	54,220,150	54,220,150	54,220,150	54,220,150	54,220,150	54,220,150	54,220,150	54,220,150	54,220,150
Total Shareholders' Equity	1,650,344	756,913	842,595	679,325	757,762	594,275	697,661	759,359	655,411	762,603	657,843	754,260
Current Liabilities												
Cash on Hand and at Bank	1,024,457	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134
Accounts Payable	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139
Interest Accrued	-	-	-	-	-	-	-	-	-	-	-	-
GST Payable	-	87,892	173,574	163,487	163,487	163,487	163,487	163,487	163,487	163,487	163,487	163,487
Bonds	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130
Insurance Proceeds	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528
Derivative Fin Instrument	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478
Provision Deferred Maintenance	118,612	118,612	118,612	118,612	118,612	118,612	118,612	118,612	118,612	118,612	118,612	118,612
Term Liabilities												
Term Loan - ASB	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000	38,450,000
PV Interest Liability	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000	27,000,000
Term Loan - ASB Floating	4,641,953	5,122,594	5,122,594	5,122,594	5,122,594	5,122,594	5,122,594	5,122,594	5,122,594	5,122,594	5,122,594	5,122,594
Bank Funding - \$ 8.375.000	70,091,953	70,572,594	70,572,594	70,572,594	70,572,594	70,572,594	70,572,594	70,572,594	70,572,594	70,572,594	70,572,594	70,572,594
Mezzanine Funding - \$4,500.00	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Deferred Tax Liability	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337
Total Equity and Liabilities	133,781,429	133,596,273	133,906,426	133,357,859	133,837,107	133,072,719	137,156,303	137,443,630	137,711,745	137,827,347	137,931,245	140,155,333
Current Assets												
Cash on Hand and at Bank	322,873	650,412	752,957	688,214	1,464,804	653,409	1,102,243	1,349,530	1,617,688	1,733,887	1,827,184	2,310,162
Collies Trust Account	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080
Accounts Receivable	712,609	612,609	555,488	505,488	455,488	405,488	405,488	405,488	405,488	405,488	405,488	405,488
Derivative Financial Instrument	-	-	-	-	-	-	-	-	-	-	-	-
Prepayments	-	-	-	-	-	-	-	-	-	-	-	-
Interest Accrued	-	-	-	-	-	-	-	-	-	-	-	-
Bond - Road Construction	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
GST Refunds	102,543	-	-	-	443,905	359,459	-	-	-	-	-	-
Total Current Assets	1,220,104	1,034,954	1,345,101	1,390,526	1,275,782	2,466,277	1,994,811	1,837,098	2,105,257	2,221,455	2,314,753	2,742,731
Non Current Assets												
Investment Properties	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000	130,190,000
Leasehold Asset	448,722	448,722	448,722	448,722	448,722	448,722	448,722	448,722	448,722	448,722	448,722	448,722
Property Revaluation	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015
Total Non Current Assets	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737	130,760,737
Tax Paid In Advance	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587	1,800,587
Advances to Subsidiaries	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324	132,561,324
Total Assets	133,781,429	133,596,273	133,906,426	133,357,859	133,837,107	133,072,719	137,156,303	137,443,630	137,711,745	137,827,347	137,931,245	140,155,333

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED													
PROJECTED CASH FLOW STATEMENT FOR THE TWELVE MONTH PERIOD ENDED 28 FEBRUARY 2018 (INCLUSIVE OF GST)													
	Mar 2018	April 2018	May 2018	June 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Total
Projected Cash Flows From Operating Activities													
Cash to be provided from													
Rentals Received	802,056	802,357	802,926	802,927	803,566	816,244	816,627	859,500	860,166	863,281	863,569	864,134	9,957,784
Interest Received	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity Margin	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000
GST Inflows	121,508	121,659	121,659	121,639	121,795	123,637	123,694	130,125	130,228	130,692	130,735	130,820	1,508,068
GST Refunds	-	-	-	-	-	-	-	-	-	-	-	-	-
	931,565	931,922	932,585	932,566	933,761	947,880	948,321	997,625	999,414	1,001,873	1,002,304	1,002,954	11,561,851
Cash to be disbursed to													
Management Contributions	4,507	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	56,502
GST Outflows	40,976	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	384,082
GST Outflows	6,822	5,389	5,389	5,389	5,389	5,389	5,389	5,389	5,389	5,389	5,389	5,389	66,097
(Budgeted rentals net of Credits)	52,305	41,312	41,312	41,312	41,312	41,312	41,312	41,312	41,312	41,312	41,312	41,312	506,740
Overhead Expenses													
Audit Fees	5,000	16,000	16,000	-	-	-	-	-	-	-	-	-	37,000
Directors Fees	-	-	-	-	-	66,000	-	-	-	-	-	66,000	132,000
Interest - Overdraft Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$85,025,000	272,544	263,752	272,544	263,752	272,544	272,544	263,752	272,544	263,752	266,351	266,351	266,639	3,249,068
Interest - Swap Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$14,620,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$ 8,375,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest - Mezzanine Loan \$4,500,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest - Convertible Notes	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	930,248
Total Other Operating Costs	48,925	72,925	82,975	50,425	48,425	60,475	48,425	49,425	54,475	48,425	48,425	62,175	676,500
GST Outflows	8,069	13,339	14,846	7,564	7,264	18,971	7,264	7,414	8,171	7,414	7,264	19,226	126,825
GST Payments	203,851	-	209,425	-	210,091	-	208,419	-	228,365	-	234,558	-	1,294,709
Taxation Paid	-	-	-	-	-	-	-	-	-	-	-	-	-
	688,235	484,849	714,623	440,574	657,156	536,823	646,693	448,216	673,596	462,022	695,430	524,873	6,953,090
Projected Net Cash Flow from Operating Activities	263,330	447,073	217,442	491,932	276,605	411,057	301,628	548,410	324,818	539,951	306,874	478,081	4,608,762

Cash Flow

[illegible]

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED	March 2018	April 2018	May 2018	June 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Total
SHOPPING CENTRE INVESTMENTS LIMITED													
PROJECTED STATEMENT OF COMPREHENSIVE INCOME FOR THE TWELVE MONTH PERIOD ENDED 28 FEBRUARY 2019 (EXCLUSIVE OF GST)													
Operating Revenue	802,056	802,367	802,926	802,927	803,966	816,244	816,627	859,500	860,166	863,281	863,569	864,134	9,357,794
Rentals Received	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Recoveries	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity Margin	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000
	810,056	810,367	810,926	810,927	811,966	824,244	824,627	867,500	868,166	871,281	871,569	872,134	10,453,784
Direct Expenses													
Management Contributions	4,507	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	56,562
Operating Contributions (including Farmers)	40,976	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	31,191	384,082
(Budgeted rentals net of Contributions)	45,483	35,924	35,924	35,924	35,924	35,924	35,924	35,924	35,924	35,924	35,924	35,924	440,644
Gross Profit	764,574	774,443	776,002	776,003	776,042	788,320	788,704	831,577	832,262	836,357	836,646	838,210	9,913,140
Less Overhead Expenses													
Audit Fees	5,000	16,000	-	-	-	-	-	-	-	-	-	-	37,000
Director's Fees	-	-	-	-	-	66,000	-	-	-	-	-	66,000	132,000
Interest - Overdraft Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$55,000,000	272,544	263,752	272,544	263,752	272,544	272,544	263,752	272,544	263,752	266,351	266,351	266,351	3,249,068
Interest - Swap Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$14,620,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Loan - \$ 8,375,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Mortgage Loan - \$4,500,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest - Convertible Notes	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	77,521	930,248
Less PV Convertible Notes Adjmt	-	-	-	-	-	-	-	-	-	-	-	(677,259)	(677,259)
Other Operating Expenses	48,925	72,925	82,975	50,425	48,425	50,475	48,425	48,425	54,475	48,425	48,425	62,175	676,500
	403,969	430,198	449,039	391,698	398,469	476,539	398,698	399,469	395,748	413,296	412,296	(212,924)	4,347,556
Operating Income / (Loss)	360,685	344,245	325,863	383,306	377,553	311,791	399,006	432,087	436,514	422,061	423,349	1,049,135	5,265,884
Non Operating Income and Expenses													
Impairment of Advances to Subsidiary Companies	-	-	-	-	-	-	-	-	-	-	-	-	-
Impairment Development Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
Unrealised net change in the Value of Investment Properties	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Income / (loss) before Income Tax	360,685	344,245	325,863	383,306	377,553	311,791	399,006	432,087	436,514	422,061	423,349	3,689,135	8,105,584
Income Tax Benefit / (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	(2,840,000)
Deferred Tax	-	-	-	-	-	-	-	-	-	-	-	-	(2,840,000)
Taxation	-	-	-	-	-	-	-	-	-	-	-	-	-
Comprehensive Income / Loss after Income Tax	360,685	344,245	325,863	383,306	377,553	311,791	399,006	432,087	436,514	422,061	423,349	3,689,135	8,073,440

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED														
PROJECTED STATEMENT OF CHANGES IN EQUITY FOR THE TWELVE MONTH PERIOD ENDED 28 FEBRUARY 2019 (EXCLUSIVE OF GST)														
	Feb-18	March 2018	April 2018	May 2018	June 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Total for Year
Equity at Beginning of Period	53,746,785	70,900,397	70,891,639	71,053,669	71,379,932	71,301,559	71,451,718	71,769,498	71,709,826	71,905,519	72,342,033	72,302,416	72,498,371	70,900,397
Equity Raised	13,781,449	-	-	-	-	-	-	-	-	-	-	-	-	-
Comprehensive Income / Loss after Income Tax	5,022,927	360,585	344,245	325,963	383,306	377,553	311,781	399,006	432,087	436,514	422,061	423,349	3,856,991	8,073,440
	72,554,171	71,260,982	71,235,884	71,379,932	71,763,237	71,679,112	71,763,498	72,162,504	72,132,913	72,342,033	72,764,094	72,725,765	76,355,362	78,973,837
Distributions to Owners	1,653,774	369,343	181,915	-	461,679	227,394	-	461,679	227,394	-	461,679	227,394	-	2,618,475
Equity at End of Period	70,900,397	70,891,639	71,053,669	71,379,932	71,301,559	71,451,718	71,763,498	71,709,826	71,905,519	72,342,033	72,302,416	72,498,371	76,355,362	76,355,362
Dividend rate		0.010	-	-	0.013	-	-	0.013	-	-	0.013	-	-	0.048
Dividend Rate per annum		0.04	-	-	0.05	-	-	0.05	-	-	0.05	-	-	-
PROJECTED RETAINED EARNINGS ACCOUNT AS AT THE 28TH FEBRUARY 2019														
Opening Balance	(9,106,480)	(5,737,326)	(5,746,085)	(5,583,755)	(5,257,792)	(5,336,165)	(5,166,006)	(4,874,225)	(4,936,698)	(4,732,205)	(4,295,690)	(4,335,308)	(4,139,353)	(5,737,326)
Comprehensive Income / Loss after Income Tax	5,022,927	360,585	344,245	325,963	383,306	377,553	311,781	399,006	432,087	436,514	422,061	423,349	3,856,991	8,073,440
Less	(4,083,553)	(5,376,742)	(5,401,840)	(5,257,792)	(4,874,486)	(4,858,612)	(4,874,225)	(4,475,219)	(4,504,811)	(4,295,690)	(3,873,629)	(3,911,959)	(282,362)	2,336,114
Distributions to Owners	1,653,774	369,343	181,915	-	461,679	227,394	-	461,679	227,394	-	461,679	227,394	-	2,618,475
Closing Balance	(5,737,326)	(5,746,085)	(5,583,755)	(5,257,792)	(5,336,165)	(5,186,006)	(4,874,225)	(4,936,698)	(4,732,205)	(4,295,690)	(4,335,308)	(4,139,353)	(282,362)	(282,362)

Cash Flow

SHOPPING CENTRE INVESTMENTS LIMITED													
PROJECTED STATEMENT OF FINANCIAL POSITION AS AT 28 FEBRUARY 2019 (EXCLUSIVE OF GST)													
As at 28th Feb-18	Mar 2018	April 2018	May 2018	June 2018	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	
Shareholders' Equity													
Share Capital	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	62,881,461	
Convertible Notes	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	10,762,997	
Prospectus Costs	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	(25,186)	
Retained Earnings Account	(5,736,085)	(5,583,755)	(5,257,732)	(5,039,165)	(5,186,026)	(4,874,225)	(4,936,689)	(4,732,255)	(4,355,655)	(4,355,305)	(4,139,355)	(282,362)	
Total Shareholders' Equity	67,881,945	67,873,187	68,035,517	68,351,480	68,393,107	68,745,046	68,692,374	68,897,367	69,323,581	69,283,954	69,479,919	73,336,910	
Current Liabilities													
Cash on Hand and at Bank	-	-	-	-	-	-	-	-	-	-	-	-	
Accounts Payable	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	43,134	
Interest Accrued	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	268,139	
GST Payable	203,851	106,597	209,425	101,404	210,091	109,143	208,479	111,042	228,385	116,668	224,558	224,288	
Bonds	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	45,130	
Insurance Proceeds	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	113,528	
Derivative Fin Instrument	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	80,478	
Provision Deferred Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	
Term Liabilities													
Term Loan - ASB	754,260	657,005	759,624	651,913	760,500	659,551	758,828	661,451	778,773	687,077	784,367	668,492	
PV Interest Liability	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	65,025,000	
Term Loan - ASB Floating	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	2,704,791	
Bank Funding - \$ 8,375,000	-	-	-	-	-	-	-	-	-	-	-	-	
Total Equity and Liabilities	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	67,729,791	
Mezzanine Funding - \$4,500,000													
Deferred Tax Liability	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	3,789,337	
Total Equity and Liabilities	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	71,519,128	
Current Assets													
Cash on Hand and at Bank	2,204,150	2,469,308	2,697,250	2,717,564	2,768,774	3,177,832	3,017,781	3,339,797	3,654,615	3,742,688	3,622,368	4,300,448	
Collateral Trust Account	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	27,080	
Accounts Receivable	405,488	405,488	405,488	405,488	405,488	405,488	405,488	405,488	405,488	405,488	405,488	405,488	
Derivative Financial Instrument	-	-	-	-	-	-	-	-	-	-	-	-	
Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Accrued	-	-	-	-	-	-	-	-	-	-	-	-	
Bond - Road Construction	-	-	-	-	-	-	-	-	-	-	-	-	
GST Refunds	-	-	-	-	-	-	-	-	-	-	-	-	
Total Current Assets	2,742,731	2,656,718	2,991,876	3,119,818	3,150,132	3,199,343	3,610,400	3,450,350	3,772,366	4,097,183	4,175,456	4,354,936	
Non Current Assets													
Investment Properties	135,659,880	135,490,000	135,490,000	135,490,000	135,490,000	135,490,000	135,490,000	135,490,000	135,490,000	135,490,000	135,490,000	135,490,000	
Scientific Stockpiling	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	122,015	
Leasehold Asset	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	1,806,110	
Property Revaluation	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	135,612,015	
Total Non Current Assets	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	137,412,602	
Total Assets	140,155,333	140,069,320	140,314,478	140,532,420	140,611,734	140,611,734	141,023,002	140,862,952	141,184,368	141,599,785	141,598,658	141,953,475	