

Annual Report 2025

The Payoff.

Turning investment into returns.

EastPack
Growers at heart



Years of
investment
into the
cutting edge.

FY25 marks another milestone. Years of targeted investment into cutting edge capacity, systems and technology have translated into record performance and grower returns.

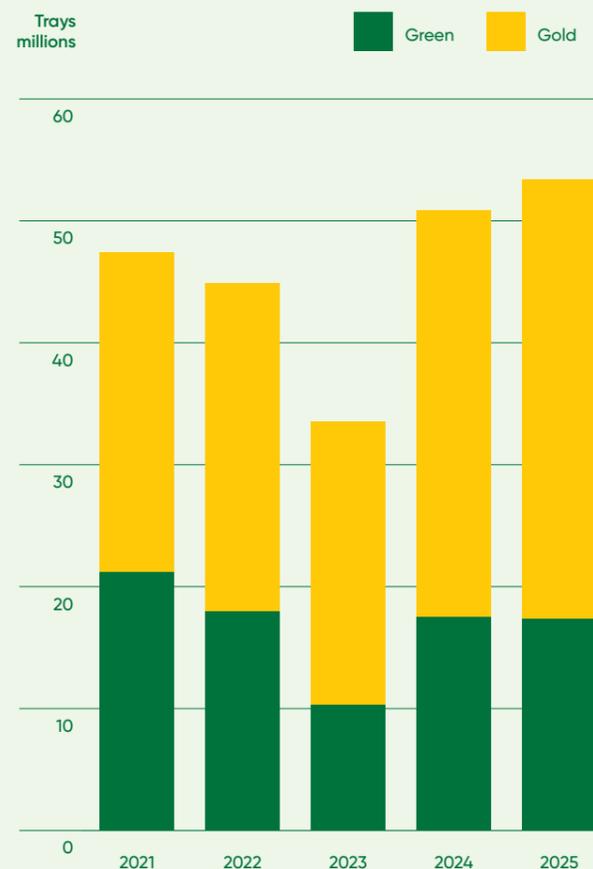


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Highlights

Our growers have delivered another record crop and with continuous improvement in operational excellence, EastPack has delivered another record-breaking year.

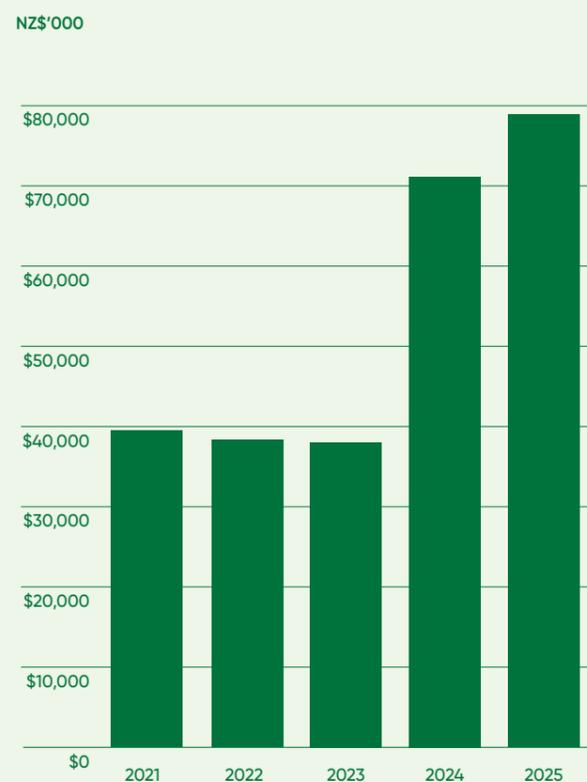


CLASS 1 TRAYS PACKED

A record
53.3m

Trays Packed in 2025.
Up 5% on 2024 as industry volumes increase.

EBITDA



A record
\$78.9m

EBITDA in 2025.
Up 10.9% on 2024.

EBITDA is Earnings before Interest, Tax, Depreciation, Amortisation and Fair Value Adjustments and is an important measure of the Group's performance that Directors use to monitor financial operating cash generation performance and compare to prior years' performance.

CAPITAL EXPENDITURE – INVESTMENT IN PROPERTY, PLANT AND EQUIPMENT

\$63.1m

Invested in Capital Expenditure 2025.
Investment in both capacity and efficiency in 2025 will see a significant increase in productivity in 2026.





The strategy is paying off.

Braden Hungerford left
Chair

Hamish Simson right
Chief Executive Officer

A record crop of 53.3m trays, a 5% increase on 2024, but it was also a year of challenging weather through harvest which we worked through efficiently to deliver another crop of outstanding quality, with low fruit loss and repack levels.

On behalf of the Board, we are pleased to present EastPack's Annual Report for the year ended 31 December 2025.

In 2025, we have seen the payoff for our investment in infrastructure, our people, and processes with record profitability and record dividends being paid by the company.

The company packed a record crop of 53.3 million trays – a 5% increase on 2024 – but it was also a year of challenging weather through harvest which we worked through efficiently to deliver another crop with low fruit loss and repack levels. Our growers delivered a high-quality crop to the packhouse and our harvest contractors mobilised their resources well to get the crop off the vine and to the packhouse through the numerous rain events.

EastPack recorded a net profit after tax of \$27.0m compared to \$18.9m in the previous year. However, the profit after tax in 2024 was impacted by the removal of tax depreciation on buildings, so normalised net profit after tax would have been \$21.5m in 2024.

EastPack's strategy is to have the infrastructure and resources in place to pack our growers' fruit when it is optimum to harvest their fruit, so that growers' fruit potential is maximised. We have utilised this strategy for the past five years, and it paid off again in 2025 when rain events during harvest severely limited harvest days. In April, with rain events forecast, EastPack mobilised its teams in conjunction with harvest contractors and for three days in a row the company harvested up to 25,000 bins a day. Our previous record for one day was 18,000 bins so this was a massive effort. Our harvest contractors did a great job in delivering a massive volume of fruit in good condition and the company was able to utilise its Controlled Atmosphere (CA) capacity alongside its packing capacity to process that fruit effectively and still deliver great fruit outcomes with good fruit out-turns, and below industry fruit loss.

The quality of the fruit was strong again in 2025 after an exceptional year in 2024. EastPack again performed strongly with fruit loss for Green at a record low of 0.24% – less than half of industry and a further improvement on the 0.32% fruit loss result in 2024. Gold fruit loss was also lower than industry at 1.1%.

In 2025, we commissioned two automated graders at our Ōpōtiki and Collins Lane sites which has seen a step change at those sites in terms of productivity and cost efficiency. We also completed a new CA store at our Washer Road site, to further enhance our industry leading CA footprint and capability.

Prospera – Orchard Management Services

Prospera, our orchard management division, has had another strong year with growth in hectares and trays packed. Prospera currently has almost 1,300 hectares managed or leased which delivered 32% of the total crop packed by EastPack in 2025.

Prospera has continued to invest in its people, processes, and orchard technology transfer. This has seen Prospera orchards continuing to outperform the EastPack average, with a number of our Prospera managed orchards being the top performing orchard in their region. The overall average Orchard Gate Return delivered by Prospera in all regions was also above the industry average for that region.

In 2025, Prospera continued to expand its operations with the first year of harvest contracting in Te Puke and Ōpōtiki and expanded spray contracting operations into Ōpōtiki. We will continue to look to expand Prospera contracting capability and capacity across our growing regions.

Orchard management and support is a key strategy in EastPack's service proposition to our growers both now and in the future. Prospera is investing in new information systems to help manage the increasing complexity and compliance of orchard management whilst increasing business resilience for challenges in the future.

Pinpoint Laboratory Services

Pinpoint, our laboratory operations business, had another busy year. In 2025, the laboratory has been working through the method development and certification required to complete a number of new services with certification expected in early 2026. This will allow Pinpoint to offer extended services to both the kiwifruit industry and other primary industries later in 2026. Pinpoint's core business is the collection and testing of kiwifruit for maturity and the number of tests completed

will vary from season to season depending primarily on dry matter accumulation in the fruit. In 2025, whilst overall industry volumes increased, the industry had a good dry matter year which saw testing numbers drop slightly from 2024.

Pinpoint has performed well financially in 2025 and with expanded operations we expect to see revenues and profitability grow in future years.

Financial Result

Whilst delivering a record profit in 2025 through increasing volumes, the company has been hit by a large increase in electricity lines costs along with high early season electricity prices. The company also made a strategic change bringing maintenance of the company's plant forward significantly resulting in a number of pre-season maintenance costs effectively being incurred both at the start of 2025 and also at the end of 2025. This is a one-off impact in 2025 but significantly enhances our season readiness and will also improve the resilience of our plant during the season. These additional costs softened our financial performance with EBITDA increasing \$4.5m or 6.3% on a volume lift of 4.7%. With strong fruit quality the company repacked low volumes resulting in much lower costs, but this also resulted in lower revenue for this activity.

As we move into 2026, we expect to see gains in efficiency and profitability through the new automated graders operating at expected cost after their commissioning in 2025, and new efficiency processes being implemented.

Depreciation costs have continued to rise in 2025 following the significant investment in capital expenditure across the sites and stronger investment in automation which is at higher depreciation rates. Whilst borrowings have increased slightly, lower interest rates have delivered interest expense \$3.3m lower than in 2024.

The company's tax expense has been positively impacted by the introduction of the government's investment boost scheme allowing a 20% accelerated depreciation on qualifying assets. We expect that as further investment in new infrastructure in the future occurs, further opportunity will arise to use this investment boost in future years.

Dividend

With the rebound in volumes from 2023 and the strong financial results in the last two years, the Board paid a final dividend in 2024 of 6 cents per share and an interim dividend for the 2025 year of 5 cents per share. This brings total dividends for the year to 11 cents per share. The dividends were fully imputed so this delivered our shareholders a gross yield of 10.2% on the \$1.50 share price that shares were issued at in 2025.

Dividends need to be considered having regard to the forward financial performance and capital requirements to support growers and the need to maintain a resilient financial position.

EastPack Key Financial Statistics

	2025	2024	2023	2022
Volumes	53.3m TE	50.8m TE	33.5m TE	44.8m TE
Revenues	\$321.2m	\$297.3m	\$212.6m	\$234.2m
EBITDA	\$78.9m	\$71.1m	\$38.0m	\$38.3m
EBITDA as a % of revenue	24.6%	23.9%	17.9%	16.4%
EBITDA per tray packed	\$1.48	\$1.40	\$1.13	\$0.86
Depreciation	\$28.5m	\$25.2m	\$23.1m	\$22.8m
Interest	\$12.6m	\$15.9m	\$14.9m	\$7.0m
Dividends paid	\$7.8m	\$3.2m	\$0.0m	\$4.2m
Net profit before taxation	\$37.7m	\$30.0m	\$0.1m	\$9.0m
Net profit after taxation (NPAT)	\$27.0m	\$18.9m	-\$0.1m	\$6.6m
NPAT (Normalised – excl tax depreciation change)	\$27.0m	\$21.4m	-\$0.1m	\$6.6m

As we move into 2026, we expect to see gains in efficiency and profitability from our automation investments.



Investment in future automation continues to be a focus across all of our sites.

Capital Investment

EastPack has invested heavily in new property, plant, and equipment over the past 10 years to provide the company with the capacity to pack and store up to 55 million trays of kiwifruit. This has also included significant investment in automation and efficiency of our graders, and the payoff of this investment has been seen in the financial results.

Our investment in 2025/26 is concentrated on preparation for future automation and coolstorage requirements. A new coolstore has been constructed at Washer Road and significant pre-work has been completed for further coolstorage at the Quarry Road site. We are also completing construction of a significant extension to our Edgumbe packhouse to install a new automated grader in time for the 2027 season. We will look to install further automation at other sites over the coming years.

Zespri has signalled an intention to continue to release in excess of 400 hectares of Gold licence over the next five years which will see a continuation of growth in kiwifruit volumes. EastPack plans to continue to invest to support the increasing volumes. We will also continue to invest in upgrading existing refrigeration for both efficiency, risk, and sustainability improvements. We continue to invest in fire protection systems across the group, not just for insurance purposes but to provide strong business continuity in the event of a fire.

Shareholding

EastPack is a Cooperative, owned by its growers. Over the past two years the company has made a number of changes to our shareholding processes and structure, including consolidating our shares and implementing an annual share buy-back and share issue programme to improve shareholder alignment. Whilst it will take some time to get stronger alignment of shareholding, it is pleasing to see that we now have 97% of our shares being held by our growers. Our dry shareholders have reduced from almost 15% of our shares in 2022 to 3% currently. In 2026, we expect that we will be able to reduce our dry shareholders further and ideally have around 1% of dry shares in the company. As growers exit the industry or EastPack, we will always have a small percentage of dry shareholders who will have the opportunity to exit in our annual share buy-back process. We expect that in 2026 and future years we will be able to buy back shares from over-shared shareholders.

Our People

Our biggest asset is our people. We have a core team of permanent staff and a large seasonal team that we need to recruit each year. Our staff deliver the results that our growers and shareholders demand. Our vision is to be the kiwifruit industry's packer and employer of choice. Good management of our people and culture is very important to us and we measure this through regular engagement surveys of all staff.



Our biggest asset is our people who consistently deliver the results that our growers and shareholders demand.

It is pleasing to see our engagement scores continuing to rise but also to see our successful recruitment of the large number of seasonal staff required to operate our business. The payoff for this strategy has seen strong recruitment outcomes with the start of the 2025 season being fully manned and having more than 8,000 suitable staff applying for the almost 4,000 roles in the company. Of those staff we have a large number of returnees which allows a more seamless introduction into the business.

The company has invested further in induction programmes and training to ensure that we can start our season well so that we are running at full capacity faster and more effectively. Our equipment is significantly more complex now than it was only a few years ago, so our people need to know how to operate the equipment, not just efficiently and effectively but also safely. We have now had management and leadership training programmes running for two years which has seen the benefits in terms of improved workplace culture and effectiveness. These programmes will continue in the future.

The introduction of seven-day rosters across all our sites has been a real success with the ability to ensure our staff work sustainable hours, and everyone gets a break each week. We have seen a marked reduction in tiredness and absenteeism.

We have had a pleasing number of staff applications again in 2025 with a good proportion of New Zealand staff supplemented by overseas staff on Working Holiday Visas, and our Registered Seasonal Employer (RSE) workers. With support from the Government, in 2025 we were able to continue our RSE programme bringing in 620 RSE workers in 2025.

Every year we have a significant calendar of events to keep our staff engaged and enjoying work at EastPack with events like food shouts and celebrating days like World Chocolate Day and other fun participation activities. We celebrate diversity with cultural days for staff to show off their local culture and also have activities for health and wellbeing with events such as Men's Health week and Mental Health Awareness week.

Health and Safety

Health and Safety is a core plank in everything we do from the production floor to the boardroom. The company has a central Health and Safety team that oversees the overall business activity as it pertains to health and safety. Each site has a Health and Safety Committee that meet regularly, reviewing all activities across the site and considering the health and safety implications of any new activity. Members of the Senior Leadership team and Board members attend these site meetings on a regular basis. In 2025, there were 15 site Health and Safety meetings that had Board member attendance. The Board has a Health and Safety sub-committee which meets five times in the year or more often if required. The entire Board sit on the Health and Safety Committee.

Whilst we pride ourselves in our health and safety, our 2025 season health and safety metrics have seen our Key Performance Indicators move higher than 2024. Whilst our measures remain at good levels, the reduction in performance

is disappointing but also a good reminder that we need to constantly evolve and improve our management of health and safety and not be complacent. Our targets are set based on top quartile results for similar industries.

In 2026, we are refreshing our approach to health and safety, building on all the good work done to date but looking to re-energise our teams in engaging and managing the health and safety of our people.

With the automation of our Collins Lane and Ōpōtiki graders, we have seen new challenges around managing health and safety with new equipment being utilised. This has seen further guarding work but also rework of operating procedures to ensure work is being completed safely. We have also completed a number of improvements to access and control systems for roof access to protect people working on roofs.

We continue to have regular initiatives around health checks, mental health and living well for our staff. Our mental health expert was on site and available to staff through the year and a number of staff used Vitae our employee assistance programme, when needing counselling or support.

Our training programmes for staff deliver a high level of awareness around safety.



We would like to thank our loyal grower shareholders who have supported us with their business again in 2025.

Board

In May 2025, Steve Tucker joined the Board as an independent Director to replace John Loughlin. The Board has nine Directors currently but will look to reduce to eight Directors in 2027, leaving the Board composition of five grower Directors and three independent Directors. The Board consists of Braden Hungerford (Chairman), Dylan Barrett, Paul Edkins, Mark Giles, David Jensen, Murray McBride, Elly Sharp, Steve Tucker and Mark Yeoman.

In July 2025, Andrew Cutfield was appointed to the Board Observer role following Andrew Livingston in 2024/25. The Board Observer role continues to be an integral part of developing future Directors and leaders for both the company and the industry. We are seeking expressions of interest in this role for the year from 1 July 2026.

Our Growers

2025 was a year of strong returns for most of our growers with record Green profitability on the back of strong market returns and excellent fruit quality. It is great to see optimism in our industry.

We would like to thank our loyal grower shareholders who have supported us with their business again in 2025. Through our capital structure changes over the last few years we now have more growers being shareholders in the company and fewer dry shareholders.

We would also like to acknowledge the members of the EastPack Entity Trust Forum for their input and guidance which has been highly valued in 2025 and will remain so in 2026 and beyond.

2026

The 2026 crop is looking likely to be slightly down on 2025 with a number of variable crops across our growing regions.

As a volume business, the decrease will have an impact on profitability, but the company has implemented a number of efficiency measures which will see the company still deliver a robust profit. We should therefore be able to continue to invest but also return dividends to our loyal shareholders.

We have already sourced good numbers of staff for 2026 which will see the business manned at the required level to pack growers' fruit when it is ready to be packed.

Our management team is ready to navigate the challenges of a lower crop and will be looking to manage the business as efficiently as possible to maximise profits and reward the capital that has been invested in EastPack.

Acknowledgements

2025 was a year that challenged us operationally with a number of rain days through the season and the commissioning of two new grading lines. However, the team delivered an outstanding result with harvest and packing records achieved, which has delivered a record financial result both for EastPack and our growers. We would like to acknowledge and thank our staff at EastPack for their hard work and dedication to achieving the outcomes for our growers and the results that the team delivered during the year.

We also acknowledge our Directors and the leadership they have demonstrated. We are confident that with our team, along with our investment not just in plant and machinery but also in our processes and systems, that we are well placed to continue to deliver the service and quality outcomes that our grower shareholders require in 2026.

The Directors, management and staff are committed to building a prosperous future for EastPack and our growers.



Braden Hungerford

Chairman



Hamish Simson

Chief Executive Officer



Board of Directors.

From left to right,
Murray McBride, Elly Sharp, Steve Tucker,
Dylan Barrett, Braden Hungerford (Chair),
Mark Yeoman, Mark Giles, Paul Edkins,
David Jensen.



The capacity is paying off.

Two new fully automated graders are delivering a more resilient, robust and cost-effective result.



The EET Forum is made up of representatives from the Bay of Plenty, Waikato, Northland, and Hawke's Bay/Poverty Bay growing regions, as well as EastPack Board representatives.



EastPack's company vision is 'to be the kiwifruit industry's packer and employer of choice'.

EastPack Limited is a Cooperative company and has the vision "to be the kiwifruit industry's packer and employer of choice". The company's mission is "to maximise the return for our Growers' fruit" and the tagline to the brand is "Growers at heart".

EastPack growers' needs are therefore integral to the way the company operates, and the EastPack Entity Trust (EET) Forum is where grower representatives get an understanding and have their say on the differing aspects of the business from the orchard through post-harvest, Zespri's systems, and into the market.

The EET Forum is made up of representatives from the various growing regions. In the Bay of Plenty; Robert Humphries (Chairman), John Bourke, Sandra Clink, Sam Coxhead, Brigid Crawford, Murray Holmes, Rikki James, Ruan Nunes, Seth Pardoe, Simon Pieters, Mark Thompson, and Tim Torr, along with Steve Trebilco in the Waikato, and Aaron Mallett in Northland. The Hawke's Bay/Poverty Bay region representative position is currently vacant. Dylan Barrett and Elly Sharp are the current EastPack Board representatives on the EET Forum. In 2025, Malkit Singh and Wayne Hall stood down from the Forum. We would like to thank Malkit and Wayne for their contribution to EET over the period they served on the Forum. The grower representatives are elected on to the Forum as part of the joint Annual Meeting with EastPack in May each year.

The EET Forum also has a representative on the NZKGI Forum. EET's NZKGI representative is Robert Humphries who is also the NZKGI Vice Chair. The EET Forum regularly discuss the issues that NZKGI are addressing and provide feedback to Robert who takes the key points and the EET position on a subject back to NZKGI so that EastPack's grower voices are heard at this level.

It is important that EastPack growers have input into key industry matters which are often led by Zespri, the regulated marketer of New Zealand kiwifruit. The EET Forum has regular updates and presentations from the Zespri leadership team on issues and have the opportunity to address their concerns around industry changes or issues. A number of these matters will also be part of EastPack's interactions with Zespri.

Hamish Simson as a member of the Industry Advisory Council (IAC) and Richard Fraser-Mackenzie as a member of Industry Supply Group (ISG) will brief the EET Forum and the Forum will provide feedback so that EastPack growers have a say at the many levels of the governance tables of the kiwifruit industry.

The EET Forum met formally six times over the 2025 calendar year along with a number of email consultations between Forum members and electronic meetings on urgent matters as required.



The Forum is where grower representatives get an understanding and have their say on the differing aspects of the business from the orchard through post-harvest.

The EET Forum meetings have a number of standing agenda items depending on the time in the year. The agenda items include:

- receiving and reviewing operational reports from EastPack on business and fruit performance.
- receiving EET financial reports around distribution of grower funds received from Zespri.
- receiving updates from NZKGI, ISG, and IAC.
- receiving presentations from Zespri on relevant matters and market updates.
- matters of relevance to EastPack growers including as an example industry quality performance.
- review of Zespri pool allocation and rule changes, and putting a position forward to Zespri/IAC/NZKGI.

In 2025, the Forum considered a number of matters and received a number of presentations from Zespri and EastPack. The EET Forum members build up a good understanding of how EastPack handles growers' fruit and the payment systems. It is important that growers are treated equitably and that the right commercial drivers are in place so that growers are rewarded appropriately for the fruit that has been delivered.

The Forum has continued to challenge Zespri on their management of fruit quality and in particular the equity around costs to growers from the Accountability system in market in 2025. Whilst some progress has been made in this area, the Forum, like EastPack, will continue to monitor this in 2026.

The Forum has several sub-committees that make recommendations to the EET Forum. The current sub-committees are a Remuneration Committee and Pool Rules Committee.

In 2025, the Pool Rules Committee considered a number of EastPack Entity pool rules which included:

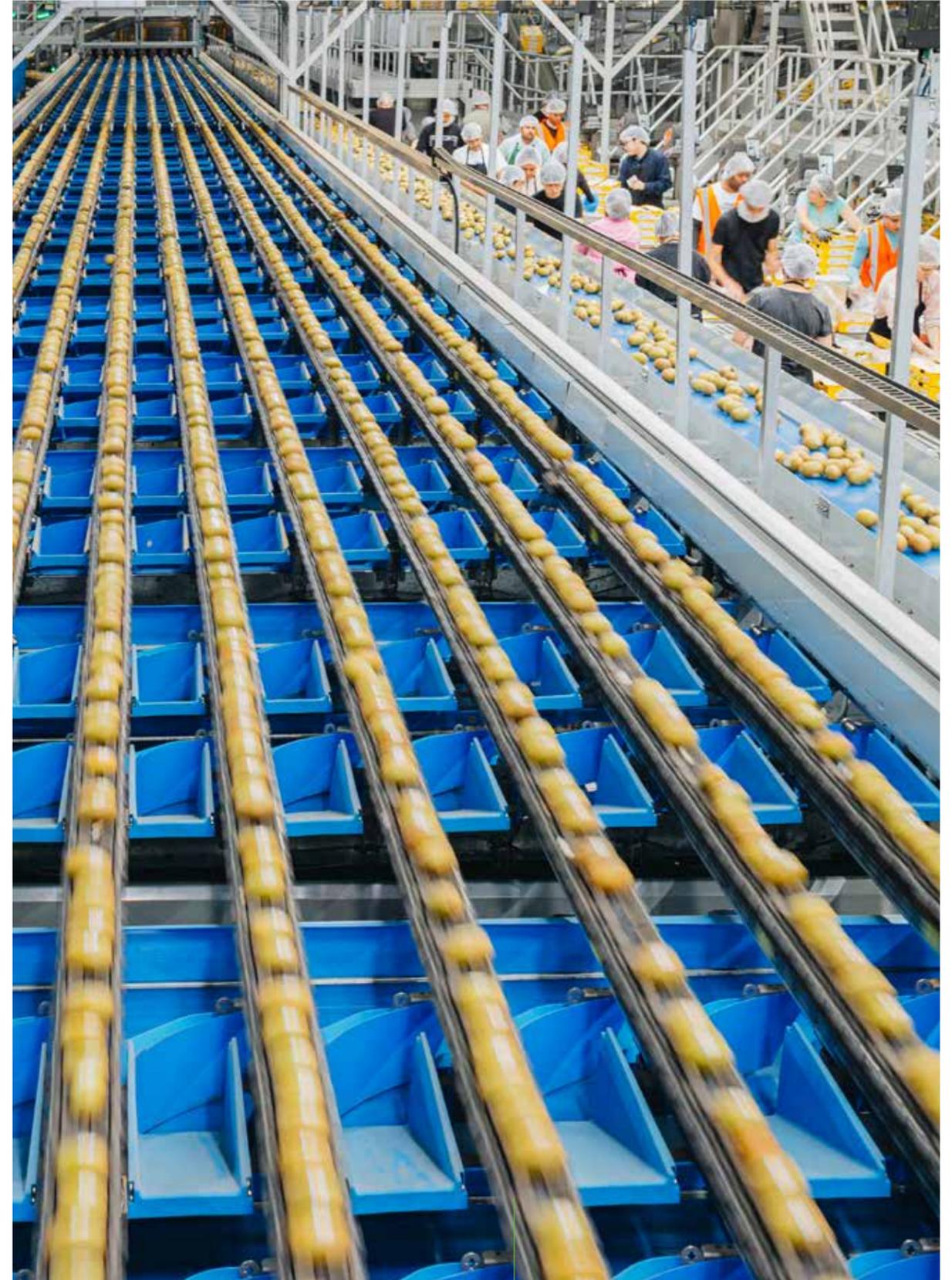
- Red Pooling and treatment of Red Supplier Accountability.
- Supplier Accountability.

- Pooling of the China Storage Incentive top-up.
- Gold Late Harvest sub-pool.
- Kiwistart Maturity Areas with a Mainpack Clearance.
- Pooling ratios.

The Pool Rules Committee considered significant data around the above areas, and a number of these areas will be reviewed annually as the characteristics of these areas evolve. The red pool is expected to evolve as volumes grow and fruit is shipped over a longer period, there may also be considerations in the future as the new Red variety comes into production. The Pool Rules Committee also reviewed in depth the results of moving the pooling ratios for Gold and Hayward from 40% Direct/60% Pooled to 50/50. The high quality crop in 2024 and 2025 with low fruit loss meant that a number of the pool rules were not tested in a situation where growers need protection from significant fruit loss events. The Pool Rules Committee will continue to review pool rules in future years and recommend refinements where required.

The 2025 season was another record season for the volume of fruit but also a very low onshore fruit loss year despite the increase in volume. It was also a record year for Hayward returns. The 2026 season will see changes in grower payments with less money in storage based on the five-year fruit loss model and the change in risk premium in later periods. The Forum in 2026 will continue to review the impact of the change of payments at industry and EastPack grower pools and monitor industry fruit performance to ensure growers are treated equitably.

The Trustee thank the current Grower representatives on EET Forum for their service to all growers and look forward to continuing guidance from the EET Forum members.



EastPack growers' needs are integral to the way the company operates.

Senior Leadership Team.

Hamish Simson
Chief Executive Officer



Merv Dallas
Chief Financial Officer



Aaron Wright
GM
Prospa



Toby Potter
GM
Grower Services



Kura Poulava
GM
Human Resources



Phil Karl
GM
Operations



Richard Fraser-Mackenzie
GM
Logistics & Supply



Patrick Kuiper
Chief Technology Officer



The tech is paying off.

As a seasonal business our emissions are impacted by the volumes we pack.



We have started the journey on building our Environmental, Social, and Governance (ESG) frameworks and this will continue in 2026 so that we have robust plans and targets in this important area of our business.

The Environmental area covers greenhouse gas emissions (GHG), energy management, resource depletion as well as air and water pollution. This is an area that the company has been measuring for the past four years. Our results have been audited and we have been certified as a Toitu Carbonreduce organisation.

As a seasonal business our emissions are impacted by the volumes we pack and in 2024 we saw a 51% increase in volumes – correspondingly we have seen an increase in emissions with total emissions of 25,441 tCO₂e* in 2024 a 55% increase in total emissions from 16,385 tCO₂e in 2023. The 2024 Category 1 (Direct emissions) results were adversely affected by a major refrigerant leak at our Quarry Road site. Had we not had this leak our total emissions in 2024 would have been approximately 20,350 tCO₂e which is a 24% increase on 2023 in conjunction with the 51% increase in volumes packed. Following this gas leak, the company has initiated a major upgrade of its Quarry Road refrigeration plant which will eventually see all the coolstorage converted to glycol and running on a highly efficient single plant room. This will see the Global Warming Potential (GWP) for the site significantly reduce whilst also seeing significant electricity savings.

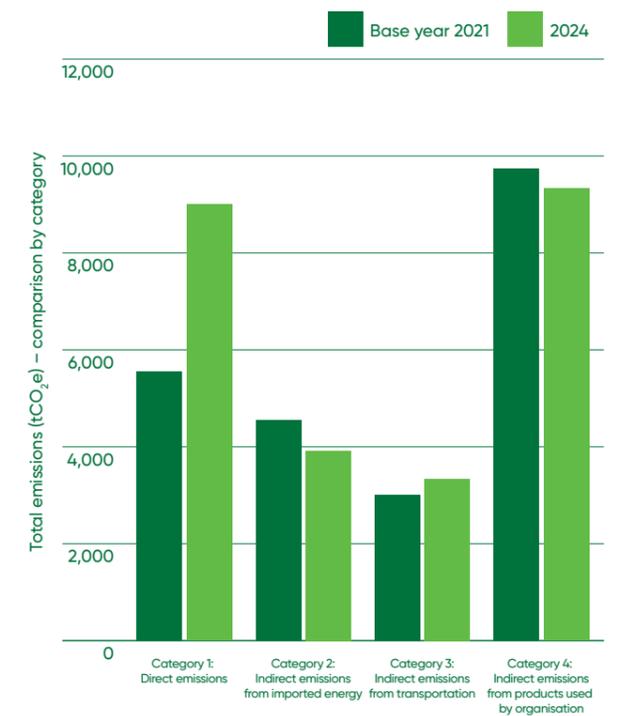
Our total emissions since base year in 2021 are summarised in the graph at right of Direct vs. Indirect Emissions.

As noted above, had we not had the 2024 refrigerant leak our Category 1 emissions would have been approximately 3,900 tCO₂e which is lower than the 2021 base year.

*Tonnes of carbon dioxide emissions.

13.0%

Decrease in GHG emissions on ratio to gross operating revenue since the 2021 base year.



The three largest emission factors of packaging, electricity, and road freight are driven to a large extent by the volume of fruit we pack cool and store, and how quickly Zespri ships the fruit. We have set our measurement targets and results in future based on intensity measures using the production metric of kiwifruit trays packed as per the table below:

GHG Emissions	2024 Adj	2024 Act	2023	2022	2021
Total net emissions	20,352	25,441	16,385	21,136	22,773
Intensity measures					
Trays packed (Class 1 and 2 trays packed (per 100,000) (Gross tCO ₂ e/each)	38.74	48.43	46.20	45.56	49.09
Operating revenue (Gross tCO ₂ e/\$ millions)	71.33*	89.16	82.67	94.75	102.09

*2024 Adj is total 2024 GHG emissions less one-off refrigerant leak.

At an intensity measure level, if the results are adjusted for the one-off refrigerant leak we have made good improvements from our base year of 2021.

On the packaging side, we need to rely on the work completed by Zespri in this regard. In 2027, Zespri will move Gold bulk packaging from an "ML" box to an "MX" box which will result in more fruit being packed per kilogram of cardboard so we will see reductions in Greenhouse Gas Emissions accordingly.

The second part of ESG is the social aspect and includes labour practices, including modern slavery, local and indigenous communities, health and safety, employee engagement, diversity and inclusion, customer engagement and satisfaction. EastPack is strongly focused on this area with strong processes around staff management, staff welfare, and health and safety. We measure employee engagement and have been pleased to see our engagement scores continue to increase. Our seven-day rosters allow us to ensure staff don't work excessive hours. Our management processes continue to evolve with leadership programmes operating to support our leaders to deliver our company culture and ethos. The health and safety of our staff and contractors who work on the company's premises is a large part of the company culture, and we continue to invest in this area.

EastPack sponsors a number of community organisations, including the Katikati Innovative Horticulture Trust, the Eastern Bay Community Foundation, The Ōpōtiki St John, the

Edgecumbe Fire Station, the Whakatāne Kiwi Trust, and the Maketu Coast Guard. We employ a large number of people in the Bay of Plenty and support and utilise a wide range of local businesses. The RSE scheme is an effective source of support to the island communities where these workers come from.

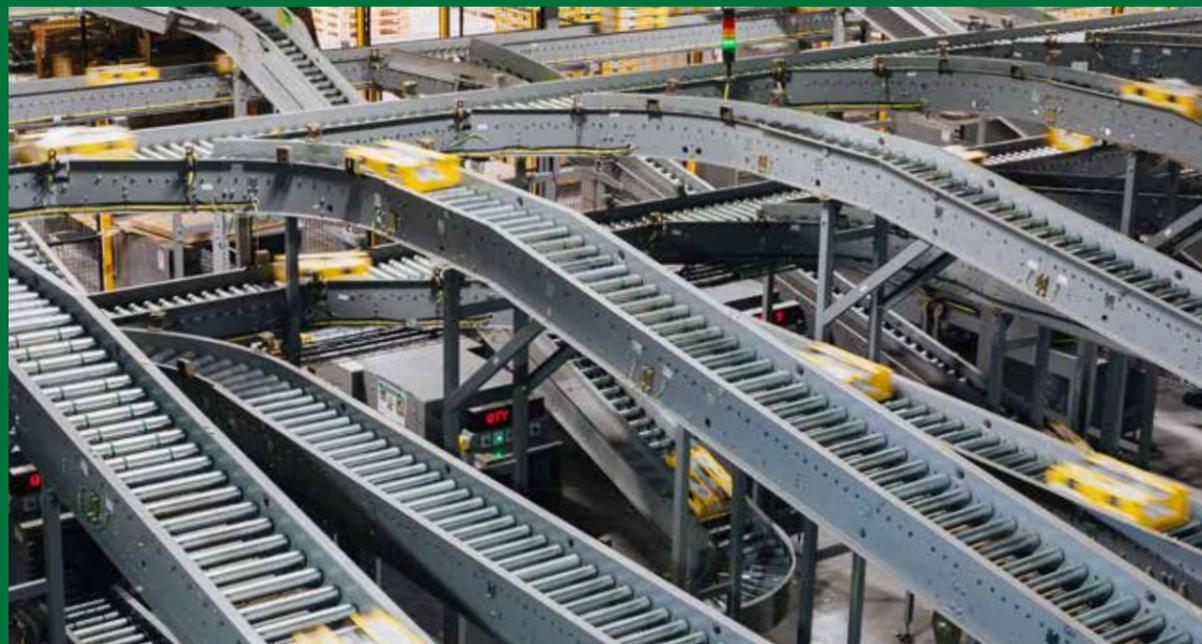
The third part of ESG is the Governance aspect which includes supply chain management, ethics, bribery and corruption, data security, board independence, diversity and structure, transparency and shareholder rights. As a Cooperative company our shareholders and therefore our growers are at the heart of the business. EastPack prides itself in its transparency and strong governance to support the Cooperative with independent Directors and diversity on the Board. The company has strong governance in place and values diversity in the business. The company has a broad range of policies in place with particular emphasis on ethical business practices. The company takes a conservative approach to tax management and makes no political donations.

In 2026, we will complete our ESG Framework which will include more formal strategies and plans around ESG which will enhance our commercial position through lower costs, reduced risk, and good engagement with our staff and our business partners.



EastPack sponsors a number of community organisations, including the Maketu Coast Guard and the Whakatāne Kiwi Trust.





The Governance is paying off.

Good corporate governance is acting and leading with integrity and maintaining a high standard of business ethics.

Good corporate governance is acting and leading with integrity and maintaining a high standard of business ethics, underpinned by written policies and procedures which ensure that the culture and expectations are clearly understood and respected throughout EastPack. The Board considers it essential that a high standard of corporate governance practice is in place across the organisation, starting with the Directors themselves at Board level. This section provides an overview of the key elements of EastPack's corporate governance framework.

EastPack Limited is regulated by the provisions of the Companies Act 1993, the Co-operative Companies Act 1996 and other relevant legislation governing the duties of Directors, including financial reporting obligations, offering and trading in securities, employment, environment, and health and safety. As EastPack also issues shares, it is required to comply with all requirements of applicable securities legislation, including the Financial Markets Conduct Act 2013 and, therefore, share transactions and some EastPack publications are subject to scrutiny by the Financial Markets Authority.

Financial Statements

It is the Directors' responsibility to ensure preparation of financial statements that give a true and fair view of the financial position of EastPack as at the end of the financial year and the results of operations and cash flows for the year. The external auditors are responsible for expressing an independent opinion on the financial statements.

The financial statements set out in this report have been prepared by management in accordance with generally accepted accounting practice. They are based on appropriate accounting policies which have been consistently applied and which are supported by reasonable judgements and estimates.

The Board considers it essential that a high standard of corporate governance practice is in place across the organisation.

After reviewing internal management financial reports and budgets, the Directors believe that the EastPack Group will continue to be a going concern in the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Board of Directors

The Company's constitution requires a minimum number of five shareholder Directors, and all of those shareholder Directors shall hold Ordinary Shares unless otherwise determined by ordinary resolution. The maximum number of Directors is nine.

At least one third of Directors shall retire from office each year at the Annual Meeting but shall be eligible for re-election. The retiring Directors must be those Directors who have been longest serving since they were last elected.

In addition to the shareholder Directors, the Board may appoint not more than three persons to be Directors of the Company for such period as the Board shall think fit. An Appointed Director shall not be taken into account in determining the number of Directors who are to retire by rotation at any Annual Meeting and he or she shall cease to hold office as a Director at the expiration of the period for which he or she was appointed. An Appointed Director must be confirmed by shareholders at the following Annual Meeting of the Company.

The Board currently comprises six shareholder Directors, and three appointed Directors. One of the appointed Directors has become a grower and a shareholder since his appointment.

The Directors have a wide range of skills and expertise that they use to the benefit of EastPack.



The Health and Safety Committee is tasked with understanding the hazards that employees and contractors face in the course of their roles with and for EastPack, and the management of those hazards.

The primary responsibilities of the Board include:

- to establish the vision of EastPack.
- to establish long term goals and strategies for EastPack.
- to approve annual financial reports.
- to approve annual budgets.
- to approve corporate policies.
- to ensure EastPack has good internal controls and keeps adequate records.
- to ensure legislative compliance.
- to monitor the performance of executive management.
- to appoint the CEO and fix terms of employment.
- to ensure appropriate communication to stakeholders.

Board procedures are governed by the Constitution and the Board's Operating Manual which includes a Board Charter and Code of Ethics.

Conflicts of Interest and Related Parties

Directors disclose any general and specific interests that could conflict with their obligations to the Company. The Company maintains a register of disclosed interests. Transactions with related parties and balances outstanding relating to the year ending 31 December 2025 are disclosed in Note 20 of the Notes to the Financial Statements.

Risk Management

The management of risk is a key focus for the Board. A risk management system is in place which is used to identify and manage all business risks. The risk profile is reviewed annually and monitored regularly throughout the year.

The Board monitors the operational and financial aspects of EastPack and considers recommendations from external auditors and advisors on the risks that EastPack faces.

The Board ensures that recommendations made are assessed and appropriate action is taken where necessary to ensure risks are managed appropriately.

Internal Controls

It is management's responsibility to ensure adequate accounting records are maintained.

Directors are responsible for EastPack's system of internal financial controls. Internal financial controls have been implemented to minimise the possibility of material misstatement. They can provide only reasonable assurance and not absolute assurance against material misstatements or loss. No major breakdowns of internal controls were identified during the year.

Committees

The Board operates the following standing committees:

- Audit Committee
- Remuneration and Appointments Committee
- Health and Safety Committee
- Directors' Remuneration Committee.

Audit Committee

The primary objective of the Committee is to assist the Board of Directors in fulfilling its responsibilities and regulatory compliance relating to the accounting and reporting practices of EastPack and each of its subsidiaries. In addition, the Committee:

- monitors and administers any conflicts of interest which may arise, in particular those resulting from EastPack being a Grower Cooperative.
- reviews the recommendations and the audit conducted by the external auditors.
- reviews the financial information presented by management and recommend to the Board the approval of financial statements for release to shareholders, regulators, and the general public.

- monitors the appropriateness and effectiveness of EastPack's administrative, operating, and accounting controls.
- reviews and advises on the risk management practices of EastPack.
- approves the internal audit programme, receive reports and address recommendations considered appropriate.

This Committee is chaired by Mark Yeoman.

Health and Safety Committee

The role of the Health and Safety Committee is to assist the Board in discharging its responsibilities relative to Health and Safety performance and regulatory conformance. In addition, the Committee:

- liaises with management and relevant staff in Health and Safety.
- reviews the annual Health and Safety audit plan.
- assesses the performance of Health and Safety.
- reviews Health and Safety reporting/policies/procedures/implementation.
- oversees compliance with statutory responsibilities relating to Health and Safety.
- understands the hazards that employees and contractors face in the course of their roles with and for EastPack and the management of those hazards.
- ensures recommendations are actioned by management.

This Committee comprises the full Board and is chaired by Paul Edkins.

Remuneration and Appointments Committee

The Remuneration and Appointments Committee has the responsibility to make recommendations in respect of the appointment of Directors and the appointment and remuneration of senior executives and related matters. This Committee is chaired by Mark Giles.

Directors' Remuneration Committee

The Committee comprises the Chairman of the Board and three Grower shareholders appointed at the shareholders' Annual Meeting.

The Committee reviews and recommends the level of Directors' remuneration to be approved by shareholders at the Annual Meeting. The current members of this Committee are Cathy Brown, Mike Maltby, and Ray Sharp, with Braden Hungerford representing the Board.

The Board also currently operate a Leadership Working Committee.

Attendance at Meetings

The Board currently meets formally ten times each year, with additional meetings held as required. The meeting format follows guidelines that ensure all Directors have available the necessary information to participate in an informed discussion on all agenda items. Separate strategic planning meetings are held annually in conjunction with the senior management team.

Directors' Remuneration

Directors' remuneration during the year is disclosed in the Statutory Information section of this report.

Employee Remuneration

Employee remuneration greater than \$100,000 per annum received in their capacity as employees during the year is disclosed in the Statutory Information section of this report.

Entries in the Interests Register

In addition to the interests and related party transactions disclosures in Note 20 of the Notes to the Financial Statements, there were no interests disclosed to the Board during the year.

Statutory Information.



As required by Section 211 of the Companies Act 1993 we disclose the following information:

EastPack's principal activities during the year were:

- Packing and coolstorage of kiwifruit
- Orchard management

Directors' Interests

D.J. Barrett, P.T. Edkins, M.T. Giles, B.G. Hungerford, D.P. Jensen, M.R. McBride, and E.L. Sharp, own or have interests in orchards for which the Company provides services on normal commercial terms.

M.R. McBride owns a kiwifruit contracting businesses that provide labour and contracting services to Prospa Orchard Management Services Ltd under normal commercial terms.

D.J. Barrett is a shareholder in a kiwifruit contracting business that provides contracting services to EastPack Limited under normal commercial terms.

M.T. Giles is a shareholder and Director of Techspace Consulting Limited that provided consulting services to EastPack Limited under normal commercial terms.

Share Dealing

Directors acquiring shares or any interest in shares in the Company during the year are as per the table below:

	Ordinary Shares acquired during the year	Ordinary Shares sold during the year	Ordinary Shares held at the end of the year Fully Paid
Barrett D J	21,632	-	118,951
Edkins P T	-	-	502,728
Giles M T	11,692	-	56,019
Hungerford B G	181,106	-	1,221,500
Jensen D P	112,466	-	440,535
McBride M	95,285	-	4,049,074
Sharp E L	25,953	-	2,198,842

Remuneration & Other Benefits

The following persons held office as Director during the year and received the following remuneration:

	2025	2024
Barrett D J	71,125	85,594
Edkins P T	71,125	72,948
Giles M T	76,583	62,552
Hungerford B G	145,896	119,156
Jensen D P	71,125	77,260
Loughlin J J	-	51,004
McBride M	65,875	60,885
Sharp E L	73,896	69,344
Tucker S J	38,792	-
Yeoman M D	81,167	74,749
	695,584	673,493

S J Tucker was appointed as a Director in May 2025.

J J Loughlin resigned as a Director in May 2024.



Remuneration of Employees

The number of employees, who are not Directors, whose remuneration and benefits exceeded \$100,000 in the financial year were:

	Group
\$100,000 – \$109,999	19
\$110,000 – \$119,999	16
\$120,000 – \$129,999	14
\$130,000 – \$139,999	11
\$140,000 – \$149,999	5
\$150,000 – \$159,999	6
\$160,000 – \$169,999	3
\$170,000 – \$179,999	3
\$180,000 – \$189,999	4
\$190,000 – \$199,999	1
\$200,000 – \$209,999	1
\$250,000 – \$259,999	2
\$300,000 – \$309,999	3
\$310,000 – \$319,999	1
\$320,000 – \$329,999	1
\$1,140,000 – \$1,149,999	1

Donations

No donations of a material nature were made by EastPack during the year.

Use of Company Information

The Board received no notices during the year from Directors requesting the use of Company information received in their capacity as Directors which would not have been otherwise available to them.

Cooperative status

In the opinion of each Director, the Company is a Cooperative company within the meaning of that term given by the Co-operative Companies Act 1996 and for the following reasons:

(a) The Company continues to carry on, as its principal activity, a Cooperative activity as set out in Section 3 of the Co-operative Companies Act 1996;

(b) The constitution of the Company states its principal activities as being Cooperative activities; and
(c) Not less than 60% of the voting rights of the Company are held by transacting shareholders as defined in section 4 of the Co-operative Companies Act 1996.

For and on behalf of the Board:

Braden Hungerford

Chairman
18 March 2026

Top 20 Shareholders 2025

SHAREHOLDER	ORDINARY SHARES HELD
TRINITY LANDS LIMITED	4,892,244
FRONTIER ORCHARDS LIMITED PARTNERSHIP	3,031,212
PINE VALLEY ORCHARD LIMITED	1,829,408
WOTTON TRUST	1,793,985
CAPE FRUIT COMPANY LIMITED	1,642,557
BAYVIEW ESTATE (2017) LIMITED	1,309,747
CAROL FRANKLIN	1,123,642
RON FLOWERS & JOHN FLOWERS	1,116,304
BLENNERHASSETT & SON LIMITED	1,083,270
TIROHANGA FRUIT COMPANY LIMITED	1,000,521
REEKIE ORCHARDS LIMITED	968,261
SIMISE TRUST	929,727
STEELE FAMILY TRUST	881,273
ERIC WILLIAM CASEY & NEIL RICHARD CASEY	879,713
CAMERON ORCHARDS LIMITED	794,555
WEDGE CO LIMITED	766,576
TANAD FARMS LIMITED	744,439
OTARA LAND COMPANY LIMITED	681,583
WALT GOLDSMITH <KOPUATAWHITI TRUST>	660,957
CORRIE OVERDEVEST	629,832

The top 20 shareholders listed above hold a total of 26,759,806 shares, representing 38% of the total ordinary shares on issue.

Financial Statements.

For the year ended
31 December 2025.



FINANCIAL STATEMENTS

for the year ended 31 December 2025.

The investment is paying off.

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Consolidated Income Statement

For the year ended 31 December 2025.

	Notes	2025 (\$000's)	2024 (\$000's)
Revenue	1	321,222	297,307
Packaging materials		(50,026)	(48,338)
Employee benefits expense		(107,923)	(112,057)
Directors compensation		(705)	(726)
Other expenses	2	(83,703)	(65,044)
Total expenses		(242,357)	(226,165)
Earnings before net finance costs, tax and depreciation		78,865	71,142
Depreciation	9, 14	(28,528)	(25,218)
Earnings before net finance costs and tax		50,337	45,924
Finance income including unrealised gain/(loss) on derivatives		68	(19)
Interest expense		(12,664)	(15,899)
Net finance costs		(12,596)	(15,918)
Net profit before taxation		37,741	30,006
Taxation expense	4	(10,707)	(11,084)
Net profit after taxation		27,034	18,922
Earnings per share			
Basic earnings per share before the impact of the removal of tax depreciation on buildings	5	\$0.38	\$0.30
Basic and diluted earnings per share	5	\$0.39	\$0.27

These financial statements should be read in conjunction with the Notes to the financial statements.

Consolidated Statement of Other Comprehensive Income

For the year ended 31 December 2025.

	Notes	2025 (\$000's)	2024 (\$000's)
Net profit after taxation		27,034	18,922
Changes in the fair value of equity investments	6	113	28
Total items that will not be reclassified subsequently to profit or loss		113	28
<i>Items that may be reclassified subsequently to profit or loss</i>			
Movement in cash flow hedge reserve		100	(473)
Total items that may be reclassified subsequently to profit or loss		100	(473)
Total other comprehensive income		213	(445)
Total comprehensive income for the year		27,247	18,477
Total comprehensive income attributable to			
Owners of the company		27,247	18,477
Total comprehensive income for the year		27,247	18,477

Consolidated Statement of Changes in Equity

For the year ended 31 December 2025.

	Notes	Share capital (\$000's)	Other reserves (\$000's)	Retained earnings (\$000's)	Total (\$000's)
Opening balance 1 January 2024		48,073	73,166	70,023	191,262
Net profit after taxation		–	–	18,922	18,922
Other comprehensive income, net of tax	6	–	(445)	–	(445)
Total comprehensive income for the year		–	(445)	18,922	18,477
Dividends paid	8	–	–	(3,177)	(3,177)
Cancellation of nil paid shares	7	(1,382)	–	–	1,382
Shares acquired through buy back	7	(4,730)	–	–	(4,730)
Shares issued through shareholder charge	7	4,393	–	–	4,393
Shares issued under dividend reinvestment programme	7	42	–	–	42
Closing balance 31 December 2024		46,397	72,721	85,768	204,886
Net profit after taxation		–	–	27,034	27,034
Other comprehensive income, net of tax	6	–	213	–	213
Total comprehensive income for the year		–	213	27,034	27,247
Dividends paid	8	–	–	(7,772)	(7,772)
Shares acquired through buy back	7	(6,604)	–	–	(6,604)
Shares issued through shareholder charge	7	6,599	–	–	6,599
Shares issued under dividend reinvestment programme	7	84	–	–	84
Closing balance 31 December 2025		46,476	72,934	105,030	224,440

These financial statements should be read in conjunction with the Notes to the financial statements.

Consolidated Statement of Financial Position

As at 31 December 2025.

	Notes	2025 (\$000's)	2024 (\$000's)
Equity			
Share capital	7	46,476	46,397
Other reserves	6	72,934	72,721
Retained earnings		105,030	85,768
Total equity		224,440	204,886
Current assets			
Cash and cash equivalents	17	3,604	3,127
Trade and other receivables	16	16,106	14,236
Biological assets	18	4,840	4,663
Inventories	19	7,041	7,038
Total current assets		31,591	29,064
Non current assets			
Property, plant and equipment	14	437,031	400,179
Right of use assets	9	8,861	6,118
Derivative financial instruments	23	258	–
Investments	15	2,168	1,883
Total non current assets		448,318	408,180
Total assets		479,909	437,244
Current liabilities			
Borrowings	10	15,500	17,100
Derivative financial instruments	23	570	–
Lease liabilities	9	2,609	1,650
Trade and other payables	11	27,129	24,226
Employee entitlements	12	2,293	2,302
Provision for taxation	4	7,460	4,617
Income in advance	13	1,467	643
Total current liabilities		57,028	50,538
Non current liabilities			
Derivative financial instruments	23	208	748
Deferred taxation	4	27,672	24,497
Borrowings	10	164,940	152,496
Lease liabilities	9	5,621	4,079
Total non current liabilities		198,441	181,820
Total liabilities		255,469	232,358
Net assets		224,440	204,886

For and on behalf of the Board


Braden Hungerford – Chairman
18 March 2026


Mark Yeoman – Director
18 March 2026

These financial statements should be read in conjunction with the Notes to the financial statements.

Consolidated Statement of Cash Flows

For the year ended 31 December 2025.

	Notes	2025 (\$'000's)	2024 (\$'000's)
Cash flows from operating activities			
Cash was provided from:			
Receipts from customers		317,646	299,147
Interest received		860	985
Dividends received		131	278
		318,637	300,410
Cash was applied to:			
Payments to suppliers and employees		(239,785)	(217,574)
Interest paid		(12,165)	(15,073)
Lease interest paid		(576)	(590)
Taxation paid		(4,689)	-
		(257,215)	(233,237)
Net cash flows from operating activities	3	61,422	67,173
Cash flows from Investing activities			
Cash was provided from:			
Proceeds from sale of property, plant and equipment		176	-
		176	-
Cash was applied to:			
Purchase of property, plant and equipment		(61,122)	(51,712)
		(61,122)	(51,712)
Net cash flows from investing activities		(60,946)	(51,712)
Cash flows from financing activities			
Cash was provided from:			
Shareholder charge converted to shares from treasury stock		6,599	4,393
Proceeds of current bank borrowings		-	7,044
Proceeds from non-current bank borrowings		67,000	35,000
		73,599	46,437
Cash was applied to:			
Payment of lease liability		(2,622)	(1,940)
Payment of dividends		(7,772)	(3,177)
Repayment of non-current bank borrowings		(55,000)	(50,000)
Repayment of current bank borrowings		(1,600)	-
Purchase of own shares as treasury stock		(6,604)	(4,730)
		(73,598)	(59,847)
Net cash flows from financing activities	1	(13,410)	
Net increase/(decrease) in cash and cash equivalents		477	2,051
Opening cash and cash equivalents		3,127	1,076
Closing cash and cash equivalents		3,604	3,127

These financial statements should be read in conjunction with the Notes to the financial statements.

Notes to the Financial Statements.

For the year ended 31 December 2025.

This section contains the notes to the consolidated financial statements for EastPack Limited, its subsidiaries and associates. To give stakeholders a clear insight into how EastPack organises its business, the note disclosures are grouped into six sections:

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Basis of Preparation

Reporting entity and statutory base

EastPack Ltd (the "Company") is a co-operative Company domiciled and incorporated in New Zealand under the Companies Act 1993 and registered under the Co-operative Companies Act 1996. The Company is an FMC Reporting Entity for the purposes of the Financial Markets Conduct Act 2013.

The consolidated financial statements for the "Group" are for the economic entity comprising the Company and its subsidiaries. The financial statements of the Group have been prepared in accordance with the requirements of Part 7 of the Financial Markets Conduct Act 2013.

Nature of operations

The principal activities of the Group are operating packhouses, providing coolstorage services and providing orchard management.

Statement of compliance and basis of preparation

These financial statements comply with generally accepted accounting practice in New Zealand ("NZ GAAP"). For the purposes of complying with NZ GAAP, the Company is a for-profit entity. The financial statements also comply with New Zealand equivalents to International Financial Reporting Standards ("NZ IFRS") and International Financial Reporting Standards ("IFRS").

The consolidated financial statements are presented in New Zealand dollars (NZD)(\\$), which is the Company's functional currency. All financial information presented in NZD(\\$) has been rounded to the nearest thousand unless otherwise stated.

The financial statements have been prepared on a historical cost basis, with the following exceptions:

- Shares in unlisted companies are measured at fair value.
- Land, land improvements and buildings are remeasured using the revaluation model.
- Biological assets are measured at fair value.
- Derivative financial instruments are measured at fair value.

The material accounting policies applied in the preparation of the financial statements are set out below and in the relevant notes.

The financial statements were approved by the Board of Directors on 18 March 2026. Once issued, the Directors do not have the power to amend these financial statements.

Basis of consolidation

The consolidated financial statements incorporate the assets and liabilities of all subsidiaries and the results of associates of the Company as at 31 December 2025 and their results for the year then ended.

Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Inter-company transactions, balances and unrealised gains on transactions between Group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Associate companies

Associates are all entities over which the Group has significant influence but not control, generally evidenced by a shareholding of between 20% and 50% of the voting rights. Investments in associates are accounted for in the consolidated financial statements using the equity method of accounting after initially being recognised at cost.

The Group's share of its associates' post-acquisition profits or losses is recognised in profit or loss, and its share of post-acquisition movements in other comprehensive income is recognised in other comprehensive income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends received from associates in the consolidated financial statements reduce the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

The Group determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case, the Group calculates the amount of the impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount adjacent to profit/(loss) of associates in profit or loss.

Profits and losses arising from upstream and downstream transactions are recognised in the Group's financial statements only to the extent of the unrelated investors' interests in the associates. Unrealised gains on transactions between the Group and its associates are eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Basis of Preparation (continued)

Goods and Services Tax (GST)

All revenue and expense transactions are recorded exclusive of GST. Assets and liabilities are similarly stated exclusive of GST, with the exception of receivables and payables, which are stated inclusive of GST. The net amount of GST recoverable from, or payable to, Inland Revenue, is included in the Statement of Financial Position.

Foreign currency

Transactions in foreign currencies are initially recorded in the functional currency by applying the exchange rates prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the reporting date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction.

Foreign exchange gains and losses resulting from the settlement of foreign currency transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the profit or loss.

Critical accounting estimates, judgements and assumptions

Estimates and judgments are based on past performance and management's expectation for the future. In the application of NZIFRS, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of NZ IFRS that have significant effects on the financial statements and estimates with a significant risk of material adjustments in the next year are disclosed, where applicable, in the relevant notes to the financial statements.

Assumptions underlying management's estimates can be found in the following notes to the financial statements.

Note		Area of estimation or judgment
14	Property, plant and equipment	Valuation and impairment assessment
18	Biological assets	Fair value

Going concern assumption

Whilst the Group has negative working capital of \$25.4 million as at 31 December 2025, this is seasonal and mostly due to the timing of cash flows in relation to preparation for the coming harvest, which takes place after balance date in the months of March to June. Current liabilities also include \$15.5 million of borrowings which mature on 18 December 2026. The Group's other loan facility tranches expire on 12 December 2027 and 12 December 2029 (see note 10) and there is no indication that these would not be able to be refinanced at that time. The total banking facility is \$212 million and as at 31 December 2025, \$59.5 million remains undrawn (see note 21(d)) and the Group is in compliance with its banking covenants.

After consideration, the Directors have concluded that, based on current information, the Group will continue to operate as a going concern and the financial statements have been prepared on that basis.

Summary of material changes in accounting policies

The accounting policies have been applied consistently throughout the periods presented in the financial statements.

There are no new standards, amendments or interpretations that have been issued and are effective that are expected to have a material impact on the Group.

1 Revenue

The Group's major revenue streams are post harvest operations and orchard management.

	2025 (\$000's)	2024 (\$000's)
Revenue from contracts with customers		
– Post harvest operations	283,329	265,257
– Orchard management	25,678	20,071
– Laboratory services	4,018	3,845
– Labour hire revenue	646	2,004
Other revenue	2,648	1,803
Total revenue from contracts with customers	316,319	292,980
Dividends received	281	278
Rent revenue	34	21
Interest revenue	860	985
Pollen revenue	3,728	3,043
Total	321,222	297,307

Accounting Policies

The Group's major revenue streams are post harvest operations and orchard management.

Post harvest

The Group enters into two standardised post harvest contracts:

- The first has two performance obligations; one to collect the fruit via picking and transportation, the other being maturity testing which is provided as needed. The charges are separated in the contract. All revenue is recognised when the service is performed.
- The second has multiple service offerings; to pack fruit, to cool and dispatch fruit, and to sell class 2 fruit to authorised markets. These are stand alone services provided by EastPack. Each service offering has one performance obligation and a separate transaction price detailed in the contract and the obligations are recognised when services are performed; packing fruit as fruit is packed, cooling fruit as fruit is loaded out from the coolstores and class 2 as fruit is sold on behalf of growers.

Orchard management

The Group enters into two orchard management contracts that are largely standardised:

- The first is the management contract which has one performance obligation; to manage fruit production. Revenue is recognised as the service is performed and is calculated at cost plus a margin as per the contract. The management fee included in the contract is recognised evenly over the contracts' 12 month period. An incentive fee based on the volume of kiwifruit produced is recognised evenly over the contracts 12 month period based on forecast production and a final wash up once the season is finalised.
- The second orchard management contract has one performance obligation; to collect the supply of fruit on short term or long term leased orchards. The transaction price is determined using a forecasted Orchard Gate Return (OGR). Revenue is recognised when crops are picked. The final return is determined once the season is finalised and any final adjustment made at that time.

Principal versus agent relationship

A principal relationship is one where the Group has the performance obligation to provide the good or service directly and has control of the asset or the right to direct the asset. An agency relationship is one where the performance obligation is to arrange for the good or service on behalf of the supplier. The Group currently has agent relationships for the sale of non-class 1 fruit.

Dividend revenue

Dividend revenue is recognised when the right to receive a dividend has been established.

Rent revenue

Rental income is recognised on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income over the term of the lease.

Interest revenue

Interest income is recognised on a time-proportion basis using the effective interest method.

2 Other expenses

The following items have been included in other expenses in the EastPack Ltd Consolidated Income Statement.

	2025 (\$000's)	2024 (\$000's)
Administration costs	7,755	7,894
Electricity	12,026	11,014
Insurance	5,231	5,910
Leased orchard expenses	15,760	12,036
Licence fees	4,832	4,628
Loss compensation	847	574
Plant and equipment hire	1,672	1,509
Repairs and maintenance	11,954	8,637
Research and development	416	453
Software as a service	276	221
Sponsorship	86	71
Sundry packaging expenses	1,981	1,806
Transport costs	2,636	2,556
Vehicle expenses	1,716	1,768
Wharf costs	1,097	1,038
<i>Auditors remuneration:</i>		
Amounts paid or payable to the auditors for:		
Auditing the financial statements – KPMG		
FYE 2025	147	–
FYE 2024	–	141
FYE 2023	–	10
Note Issue Registry assurance services – KPMG	4	4

3 Reconciliation of net surplus with cash flow from operating activities

	2025 (\$000's)	2024 (\$000's)
Net profit after tax	27,034	18,922
<i>Add/(less) Non cash items</i>		
Depreciation	28,528	25,218
Bonus issue of shares in unlisted companies	(172)	(177)
Deferred tax expense	3,175	5,990
Derivative financial (income)/expense	(127)	19
Amortisation of bond costs	444	–
Gain/(loss) on sale of fixed assets	(88)	–
	31,760	31,050
<i>Movement in Working Capital</i>		
(Decrease)/increase in trade and other payables, excluding movement relating to purchases of property, plant and equipment	936	7,752
(Decrease)/increase in employee entitlements	(9)	15
Increase/(decrease) in trade and other receivables	(1,786)	4,459
(Decrease)/increase in biological assets	(177)	(554)
(Decrease)/increase in inventory	(3)	1,108
(Decrease)/increase in income in advance	824	(501)
Increase/(decrease) in provision for tax	2,843	4,922
	2,628	17,201
Net cash flow from operating activities	61,422	67,173

4 Income tax

	2025 (\$000's)	2024 (\$000's)
Current tax expense/(income)	7,532	5,094
Deferred tax expense/(income)	3,175	5,990
	10,707	11,084

The prima facie tax payable on profit before income tax is reconciled to the income tax expense as follows:

	2025 (\$000's)	2024 (\$000's)
Profit before income tax expense	37,741	30,006
a) Prima facie income tax payable on profit before tax		
Income tax at 28% (2024: 28%)	10,567	8,401
Tax effect of		
– Non-deductible expenses	56	82
– Non-assessable income	45	(6)
– Imputation credits received	(13)	(83)
– Recognise deferred tax on buildings not depreciable (refer note 5)	–	2,526
– Prior period adjustments	(40)	(81)
– Adjustments to deferred tax	92	245
Income tax expense	10,707	11,084

	2025 (\$000's)	2024 (\$000's)
b) Deferred taxation balances		
<i>Deferred tax assets</i>		
Stock obsolescence	3	56
Employee entitlements	406	628
Trade and other payables	87	(88)
Cash flow hedge	–	–
Tax losses recognised	–	–
Trade and other receivables	(6)	(204)
	490	392
<i>Deferred tax liabilities</i>		
Property, plant and equipment	(27,082)	(23,584)
Biological assets	(1,080)	(1,305)
	(28,162)	(24,889)
Net deferred tax assets/(liabilities)	(27,672)	(24,497)

	2025 (\$000's)	2024 (\$000's)
c) Deferred taxation movements recognised in income		
<i>Deferred tax assets</i>		
Stock obsolescence	(53)	51
Employee entitlements	(222)	186
Trade and other payables	175	(146)
Tax losses recognised/(utilised)	–	(1,328)
Trade and other receivables	198	(124)
	98	(1,361)
<i>Deferred tax liabilities</i>		
Property, plant and equipment	(3,499)	(4,898)
Biological assets	226	269
	(3,273)	(4,629)
Net deferred tax income/(expense)	(3,175)	(5,990)

4 Income tax (continued)

Legislation was enacted, effective 1 January 2024 relating to the removal of deductibility of tax depreciation on non-residential buildings. This had the effect of increasing EastPack's deferred tax liabilities. The one off impact of this was a deferred tax charge of \$Nil (2024: \$2.5m) in the consolidated Income Statement.

	2025 (\$000's)	2024 (\$000's)
d) Deferred taxation movements in equity		
<i>Deferred tax</i>		
Cash flow hedge	–	20
Property, plant and equipment	–	–
	–	20

	2025 (\$000's)	2024 (\$000's)
e) Provision for taxation		
Balance as at 1 January	(4,617)	305
Net current year movement	(7,532)	(5,094)
Income tax payments during the year	5,400	–
Prior period adjustments	(711)	172
Balance as at 31 December	(7,460)	(4,617)

	2025 (\$000's)	2024 (\$000's)
f) Imputation credit account		
Imputation credits available for use in subsequent reporting periods	27,324	30,217

The above amounts represent the balance of the imputation account as at the end of the reporting period, adjusted for:

- Imputation credits that will arise from the payment of the amount of the provision for income tax;
- Imputation debits that will arise from the payment of dividends recognised as a liability at the reporting date; and
- Imputation credits that will arise from the receipts of dividends recognised as receivables at the reporting date.

Accounting Policies

The income tax expense is the tax payable on the current period's taxable income based on the applicable income tax rate, adjusted by changes in deferred tax assets and liabilities attributable to temporary differences between the tax base of assets and liabilities and their carrying amounts in the financial statements.

Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the reporting date and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Current and deferred tax are recognised as an expense or income in profit or loss, except when they relate to items that are recognised outside profit or loss (whether in other comprehensive income or directly in equity), in which case the tax is also recognised outside profit or loss.

5 Earnings per share

	2025	2024
Profit/(loss) attributable to ordinary shareholders (\$000's)	27,034	18,922
Total number of ordinary shares issued and fully paid at 31 December	70,471,160	70,409,189
Weighted average number of ordinary shares issued and fully paid at 31 December	70,073,766	70,625,070
Basic earnings per share before the impact of the removal of tax depreciation on buildings (refer note 4)	\$0.38	\$0.30
Basic earnings per share – Ordinary Shares	\$0.39	\$0.27
Diluted earnings per share – Ordinary Shares	\$0.39	\$0.27

The calculation of basic and diluted earnings per share is based on profit/(loss) attributable to ordinary shareholders divided by the weighted average number of ordinary shares on issue during the year.

6 Other reserves

	Revaluation surplus (\$000's)	Cash flow hedge reserve (\$000's)	Financial assets at FVOCI (\$000's)	Total other reserves (\$000's)
Balance as at 1 January 2024	72,925	(52)	293	73,166
Revaluation – gross	–	–	28	28
Fair value movement on hedging instruments	–	(657)	–	(657)
Deferred tax	–	184	–	184
Other comprehensive income	–	(473)	28	(445)
Balance as at 31 December 2024	72,925	(525)	321	72,721
Balance as at 1 January 2025	72,925	(525)	321	72,721
Fair value movement on hedging instruments	–	100	113	213
Other comprehensive income	–	100	113	213
Balance as at 31 December 2025	72,925	(425)	434	72,934

The asset revaluation surplus of other reserves relates to the revaluation of land and improvements and buildings. For further details, refer to Note 14.

7 Share capital

	2025 Number of shares	2024 Number of shares	2025 (\$000's)	2024 (\$000's)
Ordinary shares as at 1 January	70,409,189	106,921,916	46,397	48,073
Shares issued under dividend reinvestment programme	55,926	42,444	84	42
Shares acquired through buy back	(4,402,730)	(4,729,725)	(6,604)	(4,730)
Shares issued through shareholder charge	4,399,859	4,392,721	6,599	4,393
Impact of share consolidation	–	(35,204,219)	–	–
Cancellation of nil paid shares	8,916	(1,013,948)	–	(1,382)
Ordinary shares balance as at 31 December	70,471,160	70,409,189	46,476	46,397
Ordinary shares are classified as follows:				
Held by ordinary shareholders	70,471,160	70,409,189		
Held by EastPack as treasury stock	227,541	224,670		
	70,698,701	70,633,859		
Treasury stock				
Treasury stock as at 1 January	224,670	–		
Treasury stock purchased through targeted buy-out	4,402,730	4,729,725		
Treasury stock issued through targeted share issue	(4,399,859)	(4,392,721)		
Share consolidation	–	(112,334)		
Treasury Stock as at 31 December	227,541	224,670		

In September 2025, the Company completed a share buy-back and acquired 4,402,730 shares at \$1.50 per share. In October 2025 the company issued 4,399,859 shares to undershared shareholders through the shareholder charge mechanism. The remaining 2,871 shares are held as Treasury stock. These shares will be issued to undershared shareholders in 2026.

In August 2024, the Company completed a targeted share buy-back and acquired 4,729,725 shares at \$1.00 per share. In October 2024 the company issued 4,392,721 shares to undershared shareholders through the shareholder charge mechanism. The remaining 337,004 shares were consolidated in December 2024 to 224,670 shares which are held as Treasury stock.

On 3 December 2024 the company completed a 1.5:1.0 share consolidation of all fully paid shares decreasing the total number of shares on issue at that time from 105,950,412 shares to 70,633,859 shares (including treasury stock). Part shares as a result of the calculation of the consolidation were rounded up to a whole share.

7 Share capital (continued)

All ordinary shares have no par value, rank equally subject to the voting cap and are classified as equity. Each shareholder is entitled to one vote per ordinary share up to a maximum that is calculated by reference to the lesser of the number of shares held or that shareholders' New Zealand production supplied to EastPack. The voting rights of shareholders are capped by reference to the individual shareholders' share of total production supplied to the Company during the year.

8 Distribution to owners

	2025 (\$000's)	2024 (\$000's)
Ordinary shares – dividend paid	7,688	3,135
Ordinary shares – share issued under dividend reinvestment programme	84	42

Dividends paid on ordinary shares amounted to 11.0 cents per share fully imputed. (2024: 3 cents per share).

9 Leases

Information about the leases for which the Group is a lessee is presented below.

	Land buildings and improvements (\$000's)	Other plant and equipment (\$000's)	Total (\$000's)
a) Right of use assets			
2025			
Opening book value 1 January 2025	1,673	4,445	6,118
Additions	3,450	2,652	6,102
Disposals	(632)	(348)	(980)
Depreciation for the period	(1,193)	(1,186)	(2,379)
Closing book value 31 December 2025	3,298	5,563	8,861
Cost	6,087	8,840	14,927
Accumulated depreciation	(2,789)	(3,277)	(6,066)
	3,298	5,563	8,861
2024			
Opening book value 1 January 2024	1,989	3,738	5,727
Additions	788	1,856	2,644
Depreciation for the period	(1,104)	(1,149)	(2,253)
Closing book value 31 December 2024	1,673	4,445	6,118
Cost	4,998	7,511	12,509
Accumulated depreciation	(3,325)	(3,066)	(6,391)
	1,673	4,445	6,118

9 Leases (continued)

	Minimum lease payments (\$'000's)	Interest (\$'000's)	Present value (\$'000's)
b) Lease liabilities			
2025			
Within one year	3,207	(598)	2,609
One to five years	6,271	(650)	5,621
Beyond five years	–	–	–
Total	9,478	(1,248)	8,230
Current			2,609
Non-current			5,621
2024			
Within one year	1,956	(306)	1,650
One to five years	4,622	(543)	4,079
Beyond five years	–	–	–
Total	6,578	(849)	5,729
Current			1,650
Non-current			4,079
c) Lease expenses included in profit or loss			
		2025 (\$'000's)	2024 (\$'000's)
Interest		576	590

Accounting Policies

As lessee, lease liabilities are measured at the present value of future lease payments, discounted at the Group's incremental borrowing rate which ranges between 4.1% and 6.3%

Right of use assets are initially accounted for at cost, comprising the initial amount of the lease liability. Right of use assets are subsequently depreciated using the straight-line method over the term of the lease. The majority of leases are coolstore leases and forklifts. The Company maintains strong relationships with the Lessors of coolstores as these coolstores are important to enable the Company to efficiently store kiwifruit prior to sale. Kiwifruit volumes have increased significantly over the past 5 years and are expected to increase further in future years. When considering the lease term, the Group applies judgement in determining whether it is reasonably certain that an extension or termination option will be exercised.

In assessing whether an agreement contains a lease the Group considers whether that agreement conveys the right to control the use of the asset for a period of time in exchange for consideration. In assessing whether an agreement conveys the right to control the use of an asset, the Group assesses whether:

- the agreement includes the use of an identified asset
- throughout the term of the agreement, the Group has the right to receive the economic benefits from the use of the asset
- the Group has the right to direct the use of the asset.

10 Borrowings

	2025 (\$'000's)	2024 (\$'000's)
Banking facility	152,500	142,100
Subordinated note	28,810	28,810
Subordinated note issue costs	(870)	(1,314)
Total	180,440	169,596
Current portion	15,500	17,100
Non current portion	164,940	152,496
Total	180,440	169,596

The current portion represents borrowings which have a maturity date of less than twelve months from reporting date. The Group secured a new banking facility in December 2024 with a syndicate of 4 banks (ASB Bank, Rabobank, Bank of New Zealand and Construction Bank of China) with a total facility of \$212m (2024: \$212m). The facility is in three tranches that mature on 12 December 2027 and 12 December 2029. Bank of New Zealand operate as security agent for the syndicate.

The current interest rates on the secured borrowings range from 3.37% to 3.79% (2024: 5.2% to 5.64%).

On 4 September 2022, EastPack Limited released a Product Disclosure Statement of subordinated unsecured fixed rate notes to New Zealand retail investors. The note issue offer was subscribed at \$28.8m on 12 December 2022 and issued on 16 December 2022. The bond issue has a term of five years and matures on 16 December 2027 with a fixed 8.55% interest rate for the year to 16 December 2026. The interest rate is set annually at the 5-Year Government bond rate plus a margin of 4.5%. A minimum interest rate of 8.5% applies over the term of the notes. Transaction costs associated with the issue of the bond totalling \$2.3m is recognised in the profit and loss using the effective interest rate methodology over the term of the Note.

Security

The Bank of New Zealand as Security Agent holds a perfected security interest in all present and after acquired property of the Group and a registered first mortgage over all land and buildings of the Group (note 21).

Banking covenants

The Group is subject to various banking covenants on a six monthly basis as part of the Group's total facility with the syndicate of banks totalling \$164.9m (2024: \$152.4m).

Accounting Policies

The Group classifies its financial liabilities in the following categories: financial liabilities at fair value through profit or loss and financial liabilities measured at amortised cost. Financial liabilities measured at amortised cost include trade and other payables, refunds due to resigned shareholders and borrowings. These financial liabilities are recognised initially at fair value, net of transaction costs incurred. They are subsequently stated at amortised cost. Any difference between the proceeds and the redemption value is recognised in the profit and loss over the period of the borrowing using the effective interest method.

11 Trade and other payables

	2025 (\$'000's)	2024 (\$'000's)
Trade payables	5,011	7,532
Sundry payables	12,954	11,087
GST payable	1,307	1,254
Related party payables (note 20)	7,857	4,353
Total	27,129	24,226

12 Employee entitlements

	2025 (\$000's)	2024 (\$000's)
Balance as at 1 January	2,302	2,287
Net movement in provision	(9)	15
Closing Balance	2,293	2,302
This is represented by:		
Current liability	2,293	2,302
Non-current liability	–	–
Total	2,293	2,302

Accounting Policies

Liabilities for employee entitlements are carried at the present value of the estimated future cash flows.

Wages, salaries, statutory days in lieu, annual leave, and sick leave

Liabilities for wage and salaries, including non-monetary benefits, statutory days in lieu, annual leave and sick leave are recognised in respect of employees' services up to the reporting date. They are measured at the amounts expected to be paid when the liabilities are settled.

Bonus plan

The Group recognises bonuses when it is contractually obliged to make such payments, or when there is a past practice that has created a constructive obligation to make such payments.

Superannuation plans

The Group pays contributions to defined contribution superannuation plans. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as an employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

13 Income in advance

	2025 (\$000's)	2024 (\$000's)
Income in advance	1,467	643

Managed orchards that pay a fixed monthly instalment to cover costs may have paid the Group more than the actual costs as at 31 December 2025. Revenue recognised that was included in the income in advance balance at the beginning of the period equates to the opening balance of income in advance. The balance as at 31 December 2025 reflects the performance obligation required to be met in 2026.

14 Property, plant and equipment

	2025			2024		
	Cost/ valuation (\$000's)	Accumulated depreciation (\$000's)	Book value (\$000's)	Cost/ valuation (\$000's)	Accumulated depreciation (\$000's)	Book value (\$000's)
Buildings	307,338	74,109	233,229	287,184	66,174	220,470
Land and improvements	53,350	4,871	48,479	48,523	4,451	44,072
Plant and equipment	261,940	146,191	115,749	213,636	131,185	82,451
Furniture and fittings	11,150	5,110	6,040	8,857	4,368	4,489
Capital work in progress	33,534	–	33,534	48,697	–	48,697
Total	667,312	230,281	437,031	606,897	206,718	400,179

14 Property, plant and equipment (continued)

*Reclassification of property, plant and equipment

Following a review of the asset classes disclosed within property, plant and equipment, additions relating the refrigeration coolstore plant and equipment in the 31 December 2025 financial statements have been reclassified. Plant and equipment costing \$6.6m have been reclassified from buildings, and land improvements costing \$2.5m have been reclassified from capital work in progress as at 1 January 2025. This reclassification has no impact on the total value of property, plant and equipment or on the depreciation expense.

If land and buildings had been carried at cost less depreciation, the carrying amounts would have been:

	2025 (\$000's)	2024 (\$000's)
Buildings	173,635	159,776
Land and improvements	27,401	22,994

Each class of land and improvements and buildings is revalued to their estimated fair value on a rolling three-year cycle or more frequently if there is evidence that indicates the carrying value of these may differ significantly from the fair value. Key land and improvements and buildings were revalued to their estimated fair value in accordance with the valuation reports dated 28 November 2023 by independent registered valuer, Paul Higson (ANZIV, MPINZ) and Michael Reay (ANZIV, MPINZ) of the firm CBRE ("valuer").

As at 31 December 2025, the directors believe there are no indications that would suggest the carrying value of land and improvements and buildings differ materially from their fair value and as a consequence there is no need to revalue those assets.

The valuers consider three different approaches in concert to arrive at fair value:

- Market approach:** considers sales of other comparable properties.
- Capitalisation of rentals:** assumes a hypothetical lease of the property with a current market rental being established and capitalising this at a rate of return (8.25% – 9.25%).
- Discounted cash flow:** a variation of the investment method whereby it takes the current market rental calculated under the investment method and forecasts net cash flows over a ten year period. Cash flows are adjusted for expected growth in market rentals and estimated costs incurred to maintain land and buildings in operational use. This method assumes land and buildings are sold in the terminal year (year 11).

Movements in carrying amounts

Movements in carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial period are as follows:

	Buildings (\$000's)	Land and improvements (\$000's)	Plant and equipment (\$000's)	Furniture and fittings (\$000's)	Capital WIP (\$000's)	Total (\$000's)
2025						
Reported balance at 31 December 2024	220,470	44,072	82,451	4,489	48,697	400,179
Reclassification of assets from December 2024*	(6,648)	2,456	6,652	(8)	(2,452)	–
Restated balance at 1 January 2025	213,822	46,528	89,103	4,481	46,245	400,179
Additions and net transfers	28,475	2,369	42,660	2,297	(12,712)	63,089
Disposals	–	–	(88)	–	–	(88)
Depreciation expense	(9,068)	(418)	(15,925)	(738)	–	(26,149)
Carrying amount at 31 December 2025	233,229	48,479	115,750	6,040	33,533	437,031

14 Property, plant and equipment (continued)

	Buildings (\$000's)	Land and improvements (\$000's)	Plant and equipment (\$000's)	Furniture and fittings (\$000's)	Capital WIP (\$000's)	Total (\$000's)
2024						
Balance at 1 January 2024	227,024	44,226	86,740	4,153	10,369	372,512
Additions and net transfers	1,877	225	9,321	963	38,328	50,714
Disposals	–	–	(82)	–	–	(82)
Depreciation expense	(8,431)	(379)	(13,528)	(627)	–	(22,965)
Carrying amount at 31 December 2024	220,470	44,072	82,451	4,489	48,697	400,179

Accounting Policies

All items of property, plant and equipment are initially measured at cost. The cost of an item of property, plant and equipment includes its purchase/construction price, costs directly attributable to bringing it to the location and condition necessary for it to operate as intended. Where an item of property, plant and equipment is self-constructed, its construction cost includes the cost of materials and direct labour and an appropriate proportion of production overheads. Subsequent costs are added to the carrying amount of an item of property, plant and equipment when that cost is incurred if it is probable that the future economic benefits embodied with the item will flow to the Group and the cost of the item can be measured reliably.

After initial recognition, all items of property, plant and equipment, except land and improvements and buildings are measured at cost less accumulated depreciation and impairment losses.

Land and improvements and buildings (includes packing sheds, canopies, coolstores and refrigeration plant) are measured at revalued amounts less any subsequent depreciation and impairment losses plus the cost of additions since last revaluation. Revaluations are undertaken by an independent registered valuer with sufficient frequency to ensure that the carrying value of the item does not differ materially from its fair value. Increases in the carrying amount arising from revaluations are credited to other reserves in equity, except to the extent that it reverses a revaluation decrement for the same asset previously recognised in profit or loss, in which case the increment is recognised in profit or loss. Decreases that offset previous increases of the same asset are charged against other reserves directly in equity; all other decreases are charged to the profit or loss.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (i.e. if the asset is impaired). An item of property, plant and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Gains and losses on disposal are determined by comparing proceeds with the carrying amount of the asset being disposed of and are included in profit or loss. Upon disposal or derecognition of a revalued asset, any revaluation reserve relating to the particular asset is transferred to retained earnings.

Depreciation

Land is not depreciated. Capital works in progress are not depreciated until completed and available for use. Depreciation on other assets is calculated using the straight-line or diminishing value methods to allocate their cost or revalued amounts to their residual values over their estimated useful lives. The residual value and useful lives of all assets are reviewed and adjusted if appropriate at each reporting date.

The depreciation rates used for each class of assets are:

Class of fixed asset	Depreciation basis
Land improvements	4.0 – 10% Straight line/Diminishing value
Buildings	1.5 – 48% Straight line/Diminishing value
Plant and equipment	10.0 – 60% Diminishing value
Furniture and fittings	9.5 – 60% Diminishing value

15 Investments

	2025 (\$000's)	2024 (\$000's)
Financial instruments held at fair value through other comprehensive income (see note 15(a) below)	2,093	1,808
Investments in associates (see note 15(b) below)	75	75
	2,168	1,883

a) Financial instruments held at fair value through other comprehensive income

	2025 (\$000's)	2024 (\$000's)
Shares in unlisted companies	2,093	1,808
Shares		
Opening balance	1,808	1,610
Additions	150	170
Disposals	–	–
Revaluation	135	28
Total investments in shares	2,093	1,808

b) Investments in associates

	2025 (\$000's)	2024 (\$000's)
The Nutritious Kiwifruit Company Ltd	75	75
	75	75

	2025	2024	Balance date	Incorporated in
Associate companies	Percentage held			
The Nutritious Kiwifruit Company Ltd	50%	50%	31 March	New Zealand
Tauranga Kiwifruit Logistics Ltd	34%	34%	28 February	New Zealand

Tauranga Kiwifruit Logistics Ltd is engaged in wharf logistics out of the Port of Tauranga. The Nutritious Kiwifruit Company Ltd is engaged by the Group to sell, market and export kiwifruit to the Australian market.

All associate companies are incorporated in New Zealand and are accounted for using the equity method. There are no significant restrictions on the ability of any associate companies to pay dividends, repay loans or otherwise transfer funds to the investor company. No associate companies have a quoted market price for the investment. No commitments or contingencies are present with associate companies. The financial performance of all associates for the period ending 31 December 2025 has been incorporated in these financial statements.

c) Subsidiaries

	2025	2024	Balance date	Incorporated in
Subsidiaries:	Percentage held			
Bay of Plenty Fruitpackers Ltd	100%	100%	31 December	New Zealand
BayPack Ltd	100%	100%	31 December	New Zealand
BayPak Growers Ltd	100%	100%	31 December	New Zealand
EastPack Avocado Company Ltd	100%	100%	31 December	New Zealand
EastPack Risk Management Ltd	100%	100%	31 December	Cook Islands
EastPack RSE Services Limited (prev. New Zealand Orchard Investments Ltd)	100%	100%	31 December	New Zealand
Pinpoint Laboratory Services Ltd (prev. Bay Hort (1991) Ltd)	100%	100%	31 December	New Zealand
Prospa Contracting Services Ltd	100%	100%	31 December	New Zealand
Prospa Orchard Management Services Ltd	100%	100%	31 December	New Zealand
Satara Kiwifruit Supply Ltd	100%	100%	31 March	New Zealand
Satara Ventures Ltd	100%	100%	31 December	New Zealand
Southlink Supply Ltd	100%	100%	31 December	New Zealand
Stroba Ltd	100%	100%	31 December	New Zealand
Stroba Systems Ltd	100%	100%	31 December	New Zealand
Te Matai Kiwi No1 Ltd	100%	100%	31 December	New Zealand
Zest Company BOP Ltd	100%	100%	31 December	New Zealand

15 Investments (continued)

EastPack Risk Management Ltd provides insurance services to EastPack Ltd.

Pinpoint Laboratory Services Ltd provides laboratory services to EastPack and other businesses in the horticultural industry.

Prospera Contracting Services Ltd provides spraying services to EastPack and other businesses in the horticultural industry.

Prospera Orchard Management Services Ltd provides orchard management services to EastPack and other businesses in the horticultural industry.

Southlink Supply Ltd provides administration services and industry representation in respect of produce supplied.

All other subsidiaries are non operating.

Accounting Policies

Classification

The Group classifies its financial assets in the following categories: financial assets at fair value through profit or loss, amortised cost, or fair value through other comprehensive income. The classification depends on the purpose for which the investments were acquired and the nature of the cashflows. Management determines the classification of its investments at the initial recognition and re-evaluates this designation at every reporting date.

Loans and receivables at amortised cost

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise when the Group provides money, goods or services directly to a debtor with no intention of selling the receivable. They are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets.

The Group's loans and receivables comprise trade and other receivables, intercompany advances, unpaid transactor shares and cash and cash equivalents. Loans and receivables are carried at amortised cost using the effective interest method.

Financial assets at fair value through other comprehensive income

Financial assets at fair value through other comprehensive income comprise: Equity securities which are not held for trading, and which the Group has irrevocably elected at initial recognition to recognise in this category. These are strategic investments and the Group considers this classification to be more relevant. Debt securities where the contractual cash flows are solely principal and interest and the objective of the Group's business model is achieved both by collecting contractual cash flows and selling financial assets.

The Group has made an irrevocable election at initial recognition for financial assets, being investments in shares to be presented at fair value through other comprehensive income as they are not held for trading.

Financial assets at fair value through profit or loss

A financial asset is classified as fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income.

The Group has no financial assets classified as financial assets at fair value through the profit or loss as they have elected to classify financial assets held as fair value through other comprehensive income.

Purchases and sales of investments are recognised on trade date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss.

The fair values of quoted investments are based on current bid prices. If the market for a financial asset is not active (and for unlisted securities), the Group establishes fair value by using valuation techniques. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and option pricing models refined to reflect the issuer's specific circumstances. Immaterial investments in equity instruments that do have a quoted market price in an active market and whose fair values cannot be reliably measured are recognised and subsequently carried at cost, on the basis that this approximates fair value.

Investments are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

Impairment of financial assets

The Group assesses at each reporting date whether there is objective evidence that a financial asset or a group of financial assets is impaired.

16 Trade and other receivables

	2025 (\$000's)	2024 (\$000's)
Trade receivables	13,110	8,851
Expected credit loss allowance	(130)	(176)
Accrued income and sundry receivables	426	1,626
Prepayments	2,178	3,697
Related party receivables	519	237
Associate receivables	3	1
Balance at 31 December	16,106	14,236

Accounting Policies

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost, less provision for doubtful debts.

As stated in Note 21 the Group has recognised expected credit losses for all trade receivables. Debts which are known to be uncollectible are written off. As the Group experiences minimal impairment of receivables, the allowance for expected credit loss is established based upon the payment profiles and historical credit losses adjusted for forward looking information regarding customers' ability to pay.

17 Cash and cash equivalents

	2025 (\$000's)	2024 (\$000's)
Funds in bank	3,604	3,127

Accounting Policies

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

18 Biological assets

	2025 (\$000's)	2024 (\$000's)
Balance at 1 January	4,663	4,109
Costs capitalised	4,840	4,663
Costs released to profit and loss	(4,663)	(4,109)
Balance at 31 December	4,840	4,663

Accounting Policies

Biological assets represent the value of developing the fruit on leased orchards that is due to be harvested in the following year. Biological assets are capitalised leased orchard expenses carried forward in the Statement of Financial Position as an asset and recognised at the same time as the income to which they relate, i.e. against the crop proceeds from the following year. Due to there being insufficient biological transformation as at reporting date, the Group has determined that cost approximates fair value. Costs include labour, materials and other direct costs allocated to the asset. No costs are capitalised for more than one season.

19 Inventories

	2025 (\$000's)	2024 (\$000's)
Packaging stock	3,650	2,924
Pollen stock	3,010	3,856
Provision for obsolescence	(12)	(7)
Other materials and chemicals	393	265
Total	7,041	7,038

Packaging and other inventory is subject to retention of title clauses.

Accounting Policies

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses. Cost is based on the first-in first-out principle and includes expenditure incurred in acquiring the inventories and bringing them to their existing location and condition.

20 Transactions with related parties

a) Key management personnel

Key management includes all personnel whom have the authority and responsibility for planning, directing and controlling the activities of the Group. This includes senior management and directors.

Key management personnel and director compensation:

	2025 (\$000's)	2024 (\$000's)
Short-term employee benefits (including directors' remuneration)	4,095	4,089

Transactions with entities controlled by key management personnel and directors

Post-harvest charges, other revenue and dividends

Several members of the Group's key management personnel are shareholders and/or directors of entities that pack their fruit with EastPack Limited. These entities are charged at rates consistent to those charged to other growers and pay for these charges via the EastPack Entity Trust. Other revenue is received for the sale or provision of goods and services.

	2025 (\$000's)	2024 (\$000's)
Other revenue	6,717	5,251
Post-harvest charges	27,063	24,818
Amounts owing by related parties at 31 December 2025	519	237

These entities are also entitled to dividends in accordance with the same rules applied to other ordinary shareholders. The total dividends paid to these entities is as follows:

	2025 (\$000's)	2024 (\$000's)
Dividends	908	344

In addition to the above, members of the Group's key management personnel are also shareholders and/or directors in organisations who provide services to the Group. Such services include orchard contracting services, rental services, kiwifruit bin cartage and orchard materials and consumables. The amounts paid to such entities are as follows:

	2025 (\$000's)	2024 (\$000's)
Consulting and orchard contractor charges	243	197
Operating lease costs	–	230
Kiwifruit bin cartage	8,150	7,322
Amounts owing to related parties at 31 December 2025	5	–

20 Transactions with related parties (continued)

b) Other related party transactions

EastPack Entity Trust

EastPack Entity Trust is a related party that acts as an administrator of revenues and expenses for the sale of kiwifruit on behalf of growers. EastPack Limited received \$307,435,753 (2024: \$288,093,827) for the provision of services to EastPack Entity Trust. EastPack Limited paid EastPack Entity Trust \$325,542 (2024: \$124,685) for second hand packaging. EastPack Entity Trust paid EastPack Limited \$1,559,556 (2024: \$1,263,732) for administration fees. A balance of \$7,851,946 (2024: \$4,340,982) was payable to EastPack Entity Trust as at 31 December 2025 (note 11).

Subsidiaries and associates

Related parties of the Group include subsidiaries and associates disclosed in note 15, and key management personnel (directors and the senior leadership team).

Guarantees with related parties

Te Matai Kiwi Partnership has a guarantee for the amount of \$150,000, plus interest and costs in terms of the BNZ's standard guarantee form, from EastPack Limited.

No related party debts have been written off or forgiven during the year (2024: \$Nil).

EastPack Entity Trust holds an all obligations unlimited guarantee from EastPack Limited.

21 Financial risk management

The Group's activities expose it to a variety of financial risks: credit risk, liquidity risk, market risk (including currency risk and interest rate risk) and capital risk.

a) Credit Risk

To the extent that the Group has a receivable from another party, there is a credit risk in the event of non-performance by that counterparty. Financial instruments which potentially subject the Group to credit risk principally consist of cash and cash equivalents, trade and other receivables, intercompany advances and unpaid ordinary shares. The Group manages its exposure to credit risk to minimise losses from bad debts. The Group generally has the ability to withhold either rebates or dividends from receivables owing from growers and transacting shareholders. Management also actively monitor and manage other receivables. In respect of cash and cash equivalents, the Group monitors the credit quality of major financial institutions that are counter parties to its financial instruments, and does not anticipate non-performance by the counter parties. Management assesses there to be no significant credit risk associated with intercompany advances or unpaid ordinary share capital.

Exposures to credit risk at balance date are:

	2025 (\$000's)	2024 (\$000's)
Cash and cash equivalents	3,604	3,127
Trade and other receivables	13,928	10,539

The above maximum exposures are net of any recognised impairment losses in these financial instruments. No collateral is held on the above amounts.

Concentrations of Credit Risk

At reporting date the majority of the Group's cash and cash equivalents were with the Bank of New Zealand, which has a high credit rating. The Group does not have any other significant concentration of credit risk as receivables are spread over a large number of customers, however, a significant majority of these receivables are owed by third parties from within the Kiwifruit industry.

Status of trade and other receivables excluding prepayments

	2025		2024	
	Gross (\$000's)	Impairment (\$000's)	Gross (\$000's)	Impairment (\$000's)
Not yet due	11,162	–	7,989	–
Overdue 0–31 days	661	–	407	–
Overdue 32–91 days	907	–	1,195	–
Overdue 92–184 days	557	–	346	–
Overdue more than 184 days	641	130	602	176
Total trade and other receivables excluding prepayments	13,928	130	10,539	176

21 Financial risk management (continued)

Expected credit loss

Due to the nature of trade receivables, minimal loss is expected to occur, and the majority of receivables are not overdue. The Group has calculated its expected credit loss allowance using the simplified approach which calculates the expected credit loss over the lifetime of the receivables. The Group recognised an expected credit loss allowance at reporting date of \$130,000 (2024: \$176,000).

b) Liquidity risk

Liquidity risk represents the Group's ability to meet its contractual obligations in relation to financial liabilities as they fall due. In general, the Group generates sufficient cash flows from its operating activities to meet its obligations arising from its financial liabilities and has credit lines in place to cover potential shortfalls. See Note 10 for further details regarding the Group's borrowing facilities.

2025	Statement of Financial Position (\$000's)	Contractual cash flows (\$000's)	6 Months or less (\$000's)	6 – 12 months (\$000's)	1 – 2 years (\$000's)	2 – 5 years (\$000's)	> 5 years (\$000's)
Banking facility	152,500	161,692	2,511	2,511	5,022	151,648	–
Subordinated note	27,940	36,200	1,232	1,232	2,463	31,273	–
Lease liabilities	8,230	9,566	1,747	1,747	2,967	3,105	–
Trade and other payables	27,129	27,129	27,129	–	–	–	–
	215,799	234,587	32,619	5,490	10,452	186,026	–

2024	Statement of Financial Position (\$000's)	Contractual cash flows (\$000's)	6 months or less (\$000's)	6 – 12 months (\$000's)	1 – 2 years (\$000's)	2 – 5 years (\$000's)	> 5 years (\$000's)
Banking facility	142,100	158,802	3,438	3,438	6,875	145,052	–
Subordinated note	27,496	36,166	1,226	1,226	2,452	31,262	–
Lease liabilities	5,729	4,929	1,214	1,047	1,252	1,416	–
Trade and other payables	24,226	24,226	24,226	–	–	–	–
	199,551	224,123	30,104	5,711	10,579	177,730	–

c) Market risk

(i) Currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group has exposure to foreign exchange risk as a result of transactions denominated in foreign currencies however the exposure is minimal as the Group's normal trading activities are conducted in New Zealand dollars.

(ii) Risk Management related to horticulture activities

The Group is exposed to market and production risks associated with the horticulture industry. The major risks are disease, weather events and pests which impact the volumes of fruit to the post harvest operations as well as volumes produced by the Group's orchards and/or leased crops.

(iii) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group has exposure to interest rate risk to the extent that it borrows or invests for a fixed term or enters into interest rate swaps. The Group manages its cost of borrowing by placing limits on the proportion of borrowings at floating rates, and the proportion of fixed rate borrowing that is repriced in any year.

Bank borrowings

An increase/decrease of 1% in interest rates would decrease/increase pre-tax profit and equity of the Group by +/- \$1,813,840 (2024: +/- \$1,709,000) if the interest rate change was apparent for the full year and assuming a full drawdown on the borrowings of \$181.384m. There are no other significant interest bearing financial instruments subject to interest rate risk.

Interest rate swap contracts

Under interest rate swap contracts, the Group agrees to exchange the difference between fixed and floating rate interest amounts calculated on agreed notional principal amounts. Such contracts enable the Group to mitigate the risk of changing interest rates on the fair value of issued fixed rate debt held and the cash flow exposures on the issued variable rate debt held. The fair value of interest rate swaps at the reporting date is determined by discounting the future cash flows using the curves at the reporting date and the credit risk inherent in the contract, and is disclosed below. The average interest rate is based on the outstanding balances at the end of the financial year.

As the critical terms of the interest rate swap contracts and their corresponding hedged items are the same, the Group performs a qualitative assessment of effectiveness and it is expected that the value of the interest rate swap contracts and the value of the corresponding hedged items will systematically change in opposite direction in response to movements in the underlying interest rates. The main source of hedge ineffectiveness in these hedge relationships is the effect of the counterparty and the Group's own credit risk on the fair value of the interest rate swap contracts, which is not reflected in the fair value of the hedged item attributable to the change in interest rates. No other sources of ineffectiveness emerged from these hedging relationships.

21 Financial risk management (continued)

The following tables detail various information regarding interest rate swap contracts outstanding at the end of the reporting period and their related hedged items. Interest rate swap contract assets and liabilities are included in note 23.

Term Loan	Amount (000's)	HEDGE RATE	Hedge Expiry
2025	10,000	3.115%	3 May 2027
	5,000	2.635%	11 October 2027
	10,000	3.160%	10 December 2027
	5,000	3.100%	10 December 2027
	5,000	3.000%	12 December 2027
	10,000	3.160%	12 December 2027
	5,000	2.995%	12 October 2029
	10,000	3.500%	12 December 2029
2024	15,000	5.720%	20 October 2025
	30,000	4.895%	04 November 2025
	10,000	4.840%	04 November 2025

d) Capital risk

The Group's objectives when managing capital is to safeguard the Group's ability to continue as a going concern in order to provide returns to growers, shareholders and other stakeholders and to maintain an optimal capital structure to reduce the cost of capital and maximise returns. In order to maintain or adjust the capital structure, the Group may adjust distributions to shareholders, amount of dividends paid to shareholders, return capital to shareholders, issue new shares, amend capital spending plans or sell assets to reduce debt.

The Shareholders have appointed the Directors to manage the co-operative in order to maximise returns. The Directors, consistent with others in the Kiwifruit industry, monitor and manage capital based on trays supplied and returns to growers and investors.

The Group monitors capital on the basis of its shareholder equity ratio. This ratio is calculated as total equity divided by total assets.

The shareholder equity ratio at 31 December is:

	2025 (\$000's)	2024 (\$000's)
Total equity	224,440	204,886
Total assets	479,909	437,244
Shareholder equity ratio	47%	47%

The Group is subject to, and monitors, financial covenants imposed by its lenders from time to time. These covenants include such measures as maintenance of equity ratios and earnings times interest cover.

At no stage during the year did the Group breach any of its lending covenants.

Refer to Note 10, for the Group's current banking facilities with this amount remaining undrawn at balance date.

22 Determination of fair values of assets and liabilities

Fair value measurement for financial assets, non-financial assets and liabilities

The fair value of cash and cash equivalents, trade and other receivables, trade and other payables approximates their carrying value due to their short term nature.

Fair value measurement

The table below analyses those financial instruments carried at fair value. The different levels of the fair value hierarchy have been defined below.

Level 1:	Quoted prices (unadjusted) in active markets for identified assets or liabilities that the entity can access at the measurement date.
Level 2:	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3:	Unobservable inputs for the asset or liability that have to be developed to reflect the assumptions that a market participant would use when determining an appropriate price.

22 Determination of fair values of assets and liabilities (continued)

2025	Level 1 (\$000's)	Level 2 (\$000's)	Level 3 (\$000's)
Derivative financial instruments – asset	–	258	–
Derivative financial instruments – liability	–	(634)	–
Unlisted equity shares	–	2,093	–
Land and improvements and buildings	–	–	281,708
	–	1,717	281,708

2024	Level 1 (\$000's)	Level 2 (\$000's)	Level 3 (\$000's)
Derivative financial instruments – asset	–	–	–
Derivative financial instruments – liability	–	(706)	–
Unlisted equity shares	–	1,808	–
Land and improvements and buildings	–	–	264,542
	–	1,102	264,542

The fair value measurement for land and buildings has been categorised as Level 3, as the inputs used as part of the valuation techniques are based on unobservable inputs. There were no transfers into or out of Level 3 of the fair value hierarchy during the reporting period.

The following shows each valuation technique used in measuring the fair value of land and buildings, as well as the significant unobservable inputs used and the inter-relationship between the key unobservable inputs and fair value measurement.

Land and buildings

The fair value of land and buildings is determined using valuations by an independent valuer as set out in note 14. Three different approaches are used to arrive at the fair value of the land and improvements and buildings. A weighted average of the three valuation methods is applied to derive the final valuation, with greater weighting applied to the income capitalisation approach and equal weighting applied to the discounted cash flow approach and market approach.

Discounted cash flow approach

The current market rental calculated under the income capitalisation approach is used to forecast net cash flows over a ten year period. Allowances are made for expected rental growth and estimated costs incurred to maintain the land & buildings. Having determined the net annual income, a terminal value is established using a terminal capitalisation rate (8.75% – 9.75%). Cash flows are discounted at a market related discount rate (9.00% – 10.00%). The present value of the aggregate of each cash flow establishes market value. This method assumes land & buildings are sold in the terminal year.

Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Current market rental	Higher market rental results in increased fair value. Lower market rental results in a decreased fair value.
Discount rate	Higher discount rate results in decreased fair value. Lower discount rate results in an increased fair value. Specifically, an increase in the discount rate of 0.25% would decrease the fair value by approximately \$4,011,000 and a decrease in the discount rate of 0.25% would increase the fair value by approximately \$4,097,000.
Terminal capitalisation rate	Higher capitalisation rate results in decreased fair value. Lower capitalisation rate results in an increased fair value. Specifically, an increase in the capitalisation rate of 0.25% would decrease the fair value by approximately \$3,225,000 and a decrease in the capitalisation rate of 0.25% would increase the fair value by approximately \$3,401,000.

Income capitalisation approach

Assumes a hypothetical lease of the property with a current market rental being established and capitalised at a rate of return (8.25% – 9.25%).

Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Current market rental	Higher market rental results in increased fair value. Lower market rental results in a decreased fair value.
Capitalisation rate of return	Higher capitalisation rate results in decreased fair value. Lower capitalisation rate results in an increased fair value. Specifically, an increase in the capitalisation rate of 0.25% would decrease the fair value by approximately \$7,354,000 and a decrease in the capitalisation rate of 0.25% would increase the fair value by approximately \$7,788,000.

22 Determination of fair values of assets and liabilities (continued)

Market comparison

Considers recent sales of other comparable type properties.

Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Current market sales	Higher market sales results in increased fair value. Lower market sales results in a decreased fair value.

Valuer's assumptions

In preparing the valuation reports, the valuer has made the assumption that the property will continue to be occupied by the existing business and accordingly the valuations are based on a notional lease being in place with a market rental being paid.

23 Derivative financial instruments

	2025 (\$000's)	2024 (\$000's)
Non current liability		
Interest rate swap liability	(208)	(706)
Electricity forward agreement liability	–	(42)
Current liability		
Electricity forward agreement liability	(570)	–
Non current asset		
Interest rate swap asset	87	–
Electricity forward agreement asset	171	–

The fair values of the interest rate swaps are determined at balance date.

Accounting Policies

Derivatives are initially recognised at fair value at the date a derivative is entered into and subsequently re-measured to their fair value at each balance date. The resulting gain or loss is recognised as a financing cost in profit or loss immediately unless the derivative is identified as a hedge instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship. Derivatives are classified as current or non-current based on the effective date.

The Board uses judgement in selecting an appropriate valuation technique for financial instruments. For derivative financial instruments, assumptions are based on quoted market rates and reliance placed on quotes provided by Bank of New Zealand.

24 Commitments

EastPack Group is committed to incur capital expenditure for the expansion of coolstore capacity, extension to packhouses, upgrade of refrigeration equipment and the installation of a new grader and grader technology.

	2025 (\$000's)	2024 (\$000's)
Estimated capital expenditure contracted for at balance date but not provided for:	13,435	13,330

25 Contingent liabilities

As at 31 December 2025 the company is not aware of any Contingent Liabilities (2024 \$Nil).

26 Significant events after balance date

There have been no material events occurring subsequent to balance date requiring adjustment to our disclosure in the financial statements.

Independent Auditor's Report

To the Shareholders of EastPack Limited

Report on the audit of the consolidated financial statements

Opinion

We have audited the accompanying consolidated financial statements which comprise:

- the consolidated statement of financial position as at 31 December 2025;
- the consolidated income statement, statements of other comprehensive income, changes in equity and cash flows for the year then ended; and
- notes, including material accounting policy information and other explanatory information.

In our opinion, the accompanying consolidated financial statements of EastPack Limited (the **Company**) and its subsidiaries (the **Group**) on pages 37 to 63 present fairly in all material respects the Group's financial position as at 31 December 2025 and its financial performance and cash flows for the year ended on that date in accordance with New Zealand Equivalents to International Financial Reporting Standards (**NZ IFRS**) issued by the New Zealand Accounting Standards Board and the International Financial Reporting Standards issued with the International Accounting Standards Board.

Basis for opinion

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

We are independent of EastPack Limited 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**), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with Professional and Ethical Standards 1 and the IESBA Code.

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

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

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements in the current period. We summarise below those matters and our key audit procedures to address those matters in order that the Shareholders as a body may better understand the process by which we arrived at our audit opinion.

Our procedures were undertaken in the context of and solely for the purpose of our audit opinion on the consolidated financial statements as a whole and we do not express discrete opinions on separate elements of the consolidated financial statements.

The key audit matter

How the matter was addressed in our audit

Valuation of Buildings and Land and Land Improvements

As disclosed in Note 14, the Group has Property, Plant and Equipment of \$437 million, including \$282 million of Buildings and Land and Land Improvements.

The Group has a policy of recording these assets at fair value with periodic valuations performed by an external independent valuer.

As at 31 December 2025 the Directors believe that there are no indicators that would suggest the carrying value of Buildings and Land and Land Improvements differs materially from their fair value, and as a consequence no revaluation was performed.

The valuation of these assets is considered a key audit matter due to the judgement required in determining fair values and the sensitivity of the fair value to key inputs.

Our audit procedures included:

- Obtained and reviewed Management's assessment that concluded that the carrying value of Buildings and Land and Land Improvements did not differ materially from their fair value as at 31 December 2025;
- We held discussions with Management's valuation specialist;
- We reviewed publicly available market commentary published by reputable valuers and assessed whether the key assumptions used in Management's assessment as at 31 December 2025 were in line with the market commentary;
- Obtained Management's sensitivity analysis for each property and ensured the veracity of the model;
- Reconciled the carrying amount of Buildings and Land and Land Improvements to the financial statement disclosure; and
- Assessed the financial statement disclosures to determine whether they comply with accounting standards and appropriately illustrate key inputs, assumptions and sensitivities.

We have no matters to report as a result of our procedures.

Other information

The Directors, on behalf of the Group, are responsible for the other information. The other information comprises information included in the Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover any other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements our responsibility is to read the other information and in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears materially misstated.

If, based on the work we have performed, we conclude there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Use of this independent auditor's report

This independent auditor's report is made solely to the Shareholders. Our audit work has been undertaken so that we might state to the Shareholders those matters we are required to state to them in the independent auditor's report and for no other purpose. To the fullest extent permitted by law, none of KPMG, any entities directly or indirectly controlled by KPMG, or any of their respective members or employees, accept or assume any responsibility and deny all liability to anyone other than the Shareholders for our audit work, this independent auditor's report, or any of the opinions we have formed.



Responsibilities of Directors for the consolidated financial statements

The Directors, on behalf of the Group, are responsible for:

- the preparation and fair presentation of the consolidated financial statements in accordance with NZ IFRS issued by the New Zealand Accounting Standards Board and the International Financial Reporting Standards issued by the International Accounting Standards Board;
- implementing the necessary internal control to enable the preparation of a consolidated set of financial statements that is free from material misstatement, whether due to fraud or error; and
- assessing the ability of the Group to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objective is:

- to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; and
- to issue an independent auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance but it is not a guarantee that an audit conducted in accordance with ISAs NZ will always detect a material misstatement when it exists.

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

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

<https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-1-1/>

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

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

For and on behalf of:

KPMG
Tauranga
18 March 2026

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