

For Immediate Public Release



**TUESDAY
29 SEPTEMBER 2026**

Port Denarau Marina (PDM) Announces Audited Financial Statements for the year ending 31 July 2026

The Chairman and Directors of Port Denarau Marina Limited (PDM) are pleased to present the Company's audited financial results for the financial year ended 31 July 2026.

The Company delivered a strong financial performance, reporting an Operating Profit of \$5.95 million, compared to \$4.50 million in the previous year. Total revenue increased by 28% to \$12.77 million, compared to \$9.99 million in FY2025.

The increase in revenue was driven by continued strong demand across the Company's marina operations and the opening of the new superyacht berths, including the 115-metre mega-yacht berth, which increased berthing capacity and contributed to revenue growth.

Net Profit After Tax increased by 42% to \$9.81 million, compared to \$6.93 million in FY2025. Total Comprehensive Income increased by 29% to \$9.37 million, compared to \$7.24 million in the previous year.

This strong result was delivered despite significant headwinds, including higher operating costs and depreciation, an increased income tax expense following the corporate tax rate hike to 25%, and a \$600,000 provision of an initial capital project deposit. The deposit was provisioned after the contractor failed to fulfil the contracted scope; Legal recovery proceedings are currently underway.

 Cynthia Rasch
679-707 5650



 Cynthia@DenarauMarina.com



For Public Release



**WEDNESDAY
12 AUGUST 2026**

The Company also recorded a \$7.26 million increase in the fair value of investment properties, compared to \$3.51 million in the previous year, reflecting the continued value of the Company's property portfolio.

Looking ahead, the Company is well-positioned for its next phase of expansion following board approval of future master plan. Continued investment in core marina infrastructure, supported by sustained demand across facilities and services, will drive PDM's strategy to solidify its standing as a premier Pacific marina and create sustainable long-term value.

The Board and management remain committed to maintaining strong financial performance, prudent capital management and creating sustainable long-term value for shareholders.

Yours faithfully,

The Chairman and Directors
Port Denarau Marina Limited

Malakai Naiyaga
Chairman

Bryan Skeggs
Director

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Port Denarau Marina Limited

Financial Statements

31 July 2026

PORT DENARAU MARINA LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2026

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PORT DENARAU MARINA LIMITED
DIRECTORS' REPORT
FOR THE YEAR ENDED 31 JULY 2026

In accordance with a resolution of the Board of Directors, the Directors herewith submit the statement of financial position of Port Denarau Marina Limited (the "Company") as at 31 July 2026, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date and report as follows:

Directors

The names of the Directors in office during the year and up to the date of this report are:

- Malakai Naiyaga
- David George Skeggs (resigned 28th February 2026)
- Bryan John Skeggs
- Bruce Whewell Phillips (resigned 1st July 2026)
- Matelita Karita Bainivalu Katamotu
- Waqa Serevi Bauleka (appointment 18th March 2026)

Principal activities

The principal activities of the Company during the financial year were the operation of a marina and marina related activities at Denarau Island. There were no significant changes to the activities during the year.

Results

The Company recorded a net profit of \$9,814,124 (2025: \$6,925,409) after providing for income tax expense of \$3,260,560 (2025: \$1,013,885).

Total comprehensive income for the year, net of tax was \$9,371,348 (2025: \$7,239,711).

Dividends

The Directors declared \$1,100,000 final dividend for the year ended 31 July 2025 (2024: \$1,000,000) and \$1,000,000 interim dividend was declared on 31 March 2026 (28 March 2025: \$900,000).

Proposed dividend for year ended 31 July 2026 are still subject to approval at the annual general meeting and therefore not recognised as a liability as at 31 July 2026.

Bad and doubtful debts

Prior to the completion of the Company's financial statements, the Directors took reasonable steps to ascertain that action had been taken in relation to writing off bad debts and the provision for doubtful debts. In the opinion of Directors, adequate provision has been provided for doubtful debts.

As at the date of this report, the Directors are not aware of any circumstances, which would render the amount written off for bad debts, or the provision for doubtful debts in the Company, inadequate to any substantial extent.

Non-current assets

Prior to the completion of the financial statements of the Company, the Directors took reasonable steps to ascertain whether any non-current assets were unlikely to be realised in the ordinary course of business compared to their values as shown in the accounting records of the Company. Where necessary these assets have been written down or adequate provision has been made to bring the values of such assets to an amount that they might be expected to realise.

As at the date of this report, the Directors are not aware of any circumstances, which would render the values attributed to non-current assets in the Company's financial statements misleading.

Unusual transactions

In the opinion of the Directors, the results of the operations of the Company during the financial year were not substantially affected by any item, transaction or event of a material unusual nature, nor has there arisen between the end of the financial year and the date of this report any item, transaction or event of a material unusual nature likely, in the opinion of the Directors, to affect substantially the results of the operations of the Company in the current financial period, other than those reflected in the financial statements.

Basis of accounting

The Directors believe that the basis of the preparation of the financial statements is appropriate, and the Company will be able to continue its operation for at least twelve months from the date of this statement. Accordingly, the Directors believe the classification and carrying amounts of assets and liabilities as stated in these financial statements are appropriate.

Events subsequent to balance sheet date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Company, the results of those operations, or the state of affairs of the Company in future financial years.

**PORT DENARAU MARINA LIMITED
DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026**

Other circumstances

As at the date of this report:

- i) no charge on the assets of the Company has been given since the end of the financial year to secure the liabilities of any other person;
- ii) no contingent liabilities have arisen since the end of the financial year for which the Company could become liable; and
- iii) no contingent liabilities or other liabilities of the Company has become or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may substantially affect the ability of the Company to meet its obligations as and when they fall due.

As at the date of this report the Directors are not aware of any circumstances that have arisen, not otherwise dealt with in this report or the Company's financial statements which would make adherence to the existing method of valuation of assets or liabilities of the Company misleading or inappropriate.

Directors' benefits

Since the end of the previous financial year, no Director has received or become entitled to receive a benefit (other than those included in the aggregate amount of emoluments received or due and receivable by Directors shown in the financial statements or received as the fixed salary of a full-time employee of the Company or of a related corporation) by reason of a contract made by the Company or by a related corporation with the Director or with a firm of which he is a member or with a company in which he has a substantial financial interest.

Auditor independence

The Directors have obtained an independence declaration from the Company's auditor, Ernst & Young. A copy of the auditor's independence declaration is set out in the Auditor's Independence Declaration to the Directors of Port Denarau Marina Limited on page 5.

For and on behalf of the Board and in accordance with a resolution of the Directors.

Dated this 28 day of September 2026.


Director


Director

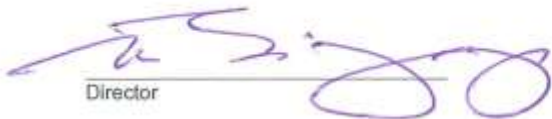
**PORT DENARAU MARINA LIMITED
DIRECTORS' DECLARATION
FOR THE YEAR ENDED 31 JULY 2026**

Directors of Port Denarau Marina Limited (the "Company") have made a resolution that declared:

- a) In the Directors' opinion, the financial statements and notes of the Company for the financial year ended 31 July 2026:
 - i) give a true and fair view of the financial position of the Company as at 31 July 2026 and of the performance of the Company for the year ended 31 July 2026.
 - ii) have been made out in accordance with the Companies Act 2015.
- b) they have received declarations as required by section 395 of the Companies Act 2015.
- c) at the date of this declaration, in the Directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

For and on behalf of the Board and in accordance with a resolution of the Directors.

Dated this 28 day of September 2026.


Director

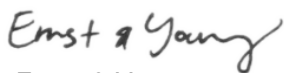

Director

Auditor's Independence Declaration to the Directors of Port Denarau Marina Limited

As lead auditor for the audit of Port Denarau Marina Limited for the financial year ended 31 July 2026, I declare to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the Companies Act 2015 in relation to the audit; and
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Port Denarau Marina Limited during the financial year.



Ernst & Young
Chartered Accountants



Rovil Mani
Partner
Nadi, Fiji
28 September 2026

Independent Auditor's Report

To the Shareholders of Port Denarau Marina Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Port Denarau Marina Limited (the "Company"), which comprise the statement of financial position as at 31 July 2026, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 July 2026, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS accounting standards).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with 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 together with the ethical requirements that are relevant to our audit of the financial statements in Fiji and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For the matters below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the financial statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Independent Auditor's Report (continued)

Key audit matters (continued)

Land-based assets' valuation

Why significant	How our audit addressed the key audit matter
The Company's buildings, right-of-use assets and investment properties have assessed fair value of \$2.0m, \$18.2m and \$34.7m respectively and account for 76% of the Company's total assets. The Company engaged a third party registered valuer to determine the fair value of its buildings, right-of-use assets and investment properties at 31 July 2026. The valuations require the use of judgements specific to the land-based assets, as well as consideration of the prevailing market conditions. Significant assumptions used in the valuations are inherently subjective and a small difference in any one of the key assumptions, when aggregated, could result in a significant change to the valuations. As a result, we consider the valuation of buildings, right-of-use assets and investment properties and the related disclosures in the financial statements to be significant to our audit. For buildings, right-of-use assets and investment properties key assumptions are made in respect of: ▪ forecast market rent; ▪ estimated capitalisation and discount rates; and ▪ terminal yield assumptions. Disclosures relating to the Company's buildings, investment properties and right-of-use assets and the associated significant judgments are included in notes 10, 11, 16 and 1.4 to the financial statements respectively.	Our audit procedures included the following: ▪ Held discussions with management to understand: - changes in the condition of each of the land-based assets (buildings, right-of-use assets and investment properties); and - the process for the selection of the external valuer, the determination of the scope of work of the valuer, and the internal review of the third-party valuation report. ▪ For the land-based assets we: - involved our internal real estate valuation specialists to assist with our assessment of whether significant valuation assumptions fell within reasonable ranges and the valuation methodologies adopted were appropriate. - assessed key inputs supplied to the third-party valuers by the Company, including comparing the tenancy schedule and specific provisions in the lease agreements to the underlying records held by the Company. - assessed the significant assumptions applied by the third-party valuers for reasonableness considering previous period assumptions, the changing state of the land-based assets and other market changes. - assessed the appropriateness of the classification of assets between buildings, right-of-use assets and investment properties. This assessment included assessing the appropriateness of the allocation of a portion of right-of-use (i.e. leased) assets as investment property as a consequence of the use of those assets to generate a rental income stream. - assessed the competence, capabilities and objectivity of the third-party valuer. - compared the carrying value of each land-based asset to the third-party valuation report. ▪ Considered the adequacy of the financial statement disclosures in relation to land based assets.

Independent Auditor's Report (continued)

Other Information

The Directors and management of the Company are responsible for the other information. The other information consists of the information included in the Annual Report for the year ended 31 July 2026 other than the financial statements and our auditor's report thereon. The other information is expected to be made available to us after the date of this auditor's report.

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

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

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Directors and management and, if uncorrected, to take appropriate action to bring the matter to the attention of users for whom our auditor's report was prepared.

Responsibilities of management and those charged with governance for the Financial Statements

The Directors and management are responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS accounting standards and for such internal control as the Directors and management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Directors and management are responsible for assessing the Company's ability to continue as a going concern, disclosing as applicable matters related to going concern and using the going concern basis of accounting unless the Directors and management either intend to liquidate the Company or cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

Independent Auditor's Report (continued)

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors and management.
- Conclude on the appropriateness of the Directors' and management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

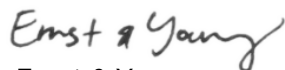
We are also required to provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In our opinion, the financial statements have been prepared in accordance with the requirements of the Fiji Companies Act 2015 in all material respects, and:

- i) we have been given all information, explanations and assistance necessary for the conduct of the audit; and
- ii) the Company has kept financial records sufficient to enable the financial statements to be prepared and audited.



Ernst & Young
Nadi, Fiji



Rovil Mani
Partner
21 Enamanu Road

Nadi, Fiji
28 September 2026

PORT DENARAU MARINA LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 JULY 2026

	Notes	2026 \$	2025 \$
Revenue			
Revenue	2(a)	12,636,724	9,865,489
Other income	2(b)	134,948	121,876
		<u>12,771,672</u>	<u>9,987,365</u>
Expenses			
Sales and marketing expense		(71,473)	(169,538)
Depreciation and amortisation expense		(1,422,762)	(1,045,178)
Operating expenses	2(c)	(3,841,221)	(2,903,414)
Salaries and employee benefits expense	2(d)	(1,489,935)	(1,367,349)
Operating profit		<u>5,946,281</u>	<u>4,501,886</u>
Finance costs		(130,921)	(71,189)
Change in fair value of investment properties	11	7,259,324	3,508,597
Net profit before income tax		<u>13,074,684</u>	<u>7,939,294</u>
Income tax expense	5	(3,260,560)	(1,013,885)
Net profit after income tax		<u>9,814,124</u>	<u>6,925,409</u>
Other comprehensive income			
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent years:</i>			
<i>Net change in fair value of property, plant and equipment and right of use asset (net of tax)</i>	10 & 16	(442,776)	314,302
Other comprehensive (loss)/ income for the year, net of tax		<u>(442,776)</u>	<u>314,302</u>
Total comprehensive (loss)/ income for the year, net of tax		<u>9,371,348</u>	<u>7,239,711</u>
Earnings per share			
Basic earnings per share (cents per share)	4	0.25	0.17
Diluted earnings per share (cents per share)	4	0.25	0.17

The accompanying notes form an integral part of this statement of profit or loss and other comprehensive income.

PORT DENARAU MARINA LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 JULY 2026

	Notes	2026 \$	2025 \$
Issued capital			
Balance at the beginning of the year		1,000,000	1,000,000
Movement during the year		-	-
Balance at the end of the year	13	<u>1,000,000</u>	<u>1,000,000</u>
Retained earnings			
Balance at the beginning of the year		36,246,145	31,220,736
Net profit after income tax		9,814,124	6,925,409
Dividend paid during the year		<u>(2,100,000)</u>	<u>(1,900,000)</u>
Balance at the end of the year		<u>43,960,269</u>	<u>36,246,145</u>
Other components of equity			
Asset revaluation reserve			
Balance at the beginning of the year		16,189,583	15,875,281
Other comprehensive (loss)/ income for the year, net of tax		<u>(442,776)</u>	<u>314,302</u>
Balance at the end of the year	21	<u>15,746,807</u>	<u>16,189,583</u>
Total shareholders' equity		<u>60,707,076</u>	<u>53,435,728</u>

The accompanying notes form an integral part of this statement of changes in equity.

PORT DENARAU MARINA LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2026

	Notes	2026 \$	2025 \$
Assets			
Non-current assets			
Property, plant and equipment	10	9,691,884	8,522,240
Investment property	11	34,759,456	27,474,188
Right-of-use assets	16	18,161,000	19,012,500
		<u>62,612,340</u>	<u>55,008,928</u>
Current assets			
Cash and cash equivalents	6	7,018,959	4,459,847
Trade receivables	7	1,321,894	815,087
Inventories	8	155,825	212,425
Prepayment and other receivables	9	689,625	560,855
		<u>9,186,303</u>	<u>6,048,214</u>
Total assets		<u>71,798,643</u>	<u>61,057,142</u>
Equity and liabilities			
Equity attributable to equity holders			
Share capital	13	1,000,000	1,000,000
Retained earnings		43,960,269	36,246,145
Asset revaluation reserve	21	15,746,807	16,189,583
Total equity		<u>60,707,076</u>	<u>53,435,728</u>
Non-current liabilities			
Deferred tax liability	5(c)	5,563,276	4,058,112
Lease liabilities	17	829,591	832,035
Interest bearing borrowing	22	1,483,563	2,025,869
		<u>7,876,430</u>	<u>6,916,016</u>
Current liabilities			
Trade and other payables	12	1,059,850	571,892
Income tax payable		1,056,161	57,841
Employee benefits liability	14	79,933	74,413
Lease liabilities	17	1,252	1,252
Interest bearing borrowing	22	1,017,941	-
		<u>3,215,137</u>	<u>705,398</u>
Total liabilities		<u>11,091,567</u>	<u>7,621,414</u>
Equity and liabilities		<u>71,798,643</u>	<u>61,057,142</u>

The accompanying notes form an integral part of this statement of financial position.

PORT DENARAU MARINA LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 JULY 2026

	Notes	2026 \$	2025 \$
Operating activities			
Net profit after income tax		9,814,124	6,925,409
<u>Adjustments to reconcile net profit after income tax to net cash flows:</u>			
Depreciation and impairment of property, plant and equipment and right-of-use assets		1,422,762	1,045,178
Increase in fair value of investment properties		(7,259,324)	(3,508,597)
Gain on disposal of property, plant and equipment and investment property		-	(8,601)
Write off of assets	10	606,800	-
Movements in expected credit loss		8,310	11,775
Movement in annual leave provision		5,520	-
<u>Working capital adjustments</u>			
Increase in income tax payable		998,320	-
Increase/ (decrease) in deferred income tax liabilities		1,554,362	(24,582)
Decrease in trade and other receivables		(515,117)	(516,256)
Increase in other debtors		(128,770)	-
Increase in trade and other payables		130,770	149,625
Decrease/ (increase) in inventory		56,600	(111,779)
Net cash from operating activities		6,694,357	3,962,172
Investing activities			
Acquisition of property, plant and equipment and investment properties		(2,508,437)	(4,960,681)
Proceeds from disposal of property, plant and equipment and investment property		-	44,093
Net cash (used in) investing activities		(2,508,437)	(4,916,588)
Financing activities			
Dividend paid		(2,100,000)	(1,900,000)
Payment of principle amount of lease liability		(2,444)	(1,193)
Proceeds from loans		973,562	2,025,869
Repayment of loans		(497,926)	-
Net cash (used in)/ inflow financing activities		(1,626,808)	124,676
Net increase/(decrease) in cash and		2,559,112	(829,740)
Net cash at the beginning of the year		4,459,847	5,289,587
Cash at the end of year	6	7,018,959	4,459,847

The accompanying notes form an integral part of this statement of cash flows.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2026

1.1 Corporate information

Port Denarau Marina Limited (the "Company") is incorporated and domiciled in the Republic of Fiji. The financial statements of Port Denarau Marina Limited for the year ended 31 July 2026 were authorised for issue in accordance with a resolution of the Directors on 28th September 2026.

The Company was listed on the South Pacific Stock Exchange on 14 August 2019.

1.2 Basis of preparation of the financial statements

The financial statements reflect the financial performance of the Company for the trading year from 1 August 2025 to 31 July 2026 and have been prepared in accordance with the International Financial Reporting Standards (IFRS) accounting standards as issued by the International Accounting Standards Board (IASB). On this basis the financial statements for the year ended 31 July 2026 have been prepared on a going concern basis.

The financial statements have been prepared on the basis of historical costs except where stated.

1.3 Functional and presentation currency

These financial statements are presented in Fijian dollars, which is the Company's functional and presentational currency. All amounts have been rounded to the nearest dollar, except when otherwise indicated.

1.4 Significant accounting judgments, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future years.

Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, apart from those involving estimations, which has the most significant effect on the amounts recognised in the financial statements:

Property lease classification – Company as lessor

The Company has entered into commercial property leases on its investment property portfolio. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains substantially all the risks and rewards incidental to ownership of these properties and accounts for the contracts as operating leases.

Estimations and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year are discussed below:

Valuation of land based assets

Fair value of land based assets are determined by reference to market-based evidence. Independent valuation is performed with sufficient regularity to ensure the carrying amount does not differ materially from the asset's fair value at the balance sheet date. The current policy is to undertake an independent valuation every year.

Right-of-use assets relate to leasehold land having an initial lease term of 89 and 99 years which is considered substantial and are utilized by the company as well as being leased out as part of investment properties. Leasehold land utilized by the company is recorded as right-of-use assets while portion leased out to tenants are recorded as part of investment properties. The split between right-of-use assets and investment properties is determined based on the square meter of land occupied which was 65% and 35% respectively.

The fair value of land-based assets for the year ended 31 July 2026 was determined by Samuela Matawalu, an independent registered valuer of the firm Rolle Associates. Similar to last year, in the current year, the valuer used the three approaches of Discounted Cash Flow ('DCF'), Capitalisation and Depreciated Replacement Cost ('DCR'). However, determined that fair value is most appropriately determined as a mid-point between the DCF and capitalisation approach (income approach) considering the stability that has entered the Fiji domestic market, alongside the growth of the tourism/visitor market. The Directors decided to adopt the fair value as stipulated by the valuer.

Therefore, the fair value of land-based assets at 31 July 2026 were determined as a mid-point between Discounted Cash Flow and Capitalisation approach.

The significant unobservable inputs used in the fair value measurement of the Company's land-based assets are:

Significant unobservable inputs	2026	2025
Internal rate of return (10-year cash flow)	8.00%	9.24%
Capitalisation rate	6.00%	6.25%
Discount rate	8.30%	8.25%

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.4 Significant accounting judgments, estimates and assumptions (continued)

Estimations and assumptions (continued)

A significant decrease/(increase) in the capitalisation rate would result in a significantly higher/(lower) fair value measurement and a significant increase/(decrease) in the underlying land value and estimated replacement cost would result in a significantly higher/(lower) fair value measurement.

Sensitivity analysis

The net present value of the land-based assets recognised in the statement of financial position is sensitive to changes in key valuation assumptions, including the discount rate and capitalisation rate. The sensitivity analysis below illustrates the impact on the valuation of land-based assets resulting from reasonably possible changes in these assumptions at the reporting date, with all other assumptions held constant.

2025 Discount rate	Capitalisation rate		
	6.00%	6.25%	6.50%
8.00%	52,300,000	51,300,000	50,200,000
8.25%	51,400,000	50,400,000	49,300,000
8.50%	50,500,000	49,500,000	48,500,000

2026 Discount rate	Capitalisation rate		
	5.86%	6.00%	6.29%
8.00%	56,184,000	57,240,000	55,731,132
8.30%	55,761,000	54,900,000	54,533,000
8.50%	55,940,000	55,193,000	54,185,000

Impairment of financial assets

The Company uses a simplified approach to implement an expected credit loss model for trade receivables given that trade receivables have terms of one year or less and generally no significant financing components. The Company calculates the lifetime expected credit losses as its provision against such receivables.

Impairment of non-financial assets

An impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less cost to sell and its value in use. The fair value less cost to sell calculation is based on available data from binding sales transactions in arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset.

Determining the lease term of contracts with renewal and termination options – Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Company has lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

Leases - estimating the incremental borrowing rate

The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.4 Significant accounting judgments, estimates and assumptions (continued)

Estimations and assumptions (continued)

Measurement of fair value

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting year during which the change has occurred.

1.5 Summary of material accounting policy information

a) Property, plant and equipment

i) Recognition and measurement

With the exception of land-based assets, property, plant and equipment are measured at cost, less accumulated depreciation and any accumulated impairment losses. The cost of certain items of property, plant and equipment at 1 August 2017, the Company's date of transition to IFRS, was determined with reference to its fair value up to that date.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.

ii) Subsequent expenditure

Subsequent expenditure is capitalised only if probable that the future economic benefits associated with the expenditure will flow to the Company.

iii) Derecognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss when the asset is derecognised.

iv) Depreciation

Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the straight-line method over their estimated useful lives and is generally recognised in profit or loss.

The estimated depreciation rates of property, plant and equipment for current and comparative years are as follows:

• Buildings	2.50%
• Beacons and moorings	12.00%
• Jetties and anchor chains	4.00% - 12.00%
• Motor vehicles	15.00% - 26.00%
• New marina	6.00% - 15.00%
• Plant and equipment	9.50% - 20.00%

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

v) Land based assets revaluation

Any revaluation increment is credited to the asset revaluation reserve included in other comprehensive income, except to the extent that it reverses a revaluation decrease for the same asset previously recognised in profit or loss, in which case the increment is recognised in profit or loss.

Any revaluation decrease is recognised in profit or loss, except to the extent that it offsets a previous revaluation increment for the same asset, in which case the decrease is debited directly to the asset revaluation reserve to the extent of the credit balance existing in the revaluation reserve for that asset.

Upon disposal or derecognition of an asset, any associated revaluation reserve balance is transferred to retained earnings.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.6 Summary of material accounting policy information (continued)

b) Investment property

Investment property is initially measured at cost and subsequently at fair value (the Directors determine the fair value of land based assets at each balance date with reference to a report by an independent registered valuer engaged by the Company to value the land based assets every year) with any change therein recognised in profit or loss. Any gain or loss on disposal of investment property is recognised in the profit or loss. When investment property that was previously classified as property, plant and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

Rental income from investment property is recognised as revenue on a straight-line basis over the term of the lease.

c) Financial instruments

i) Initial recognition and measurement

Trade receivables are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at amortised cost, Fair Value through Other Comprehensive Income (FVOCI) or Fair Value Through Profit or Loss (FVTPL).

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting year following the change in the business.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows
- at are solely payments of principal and interest on the principal amount outstanding.

All financial assets not classified as measured at amortised cost as described above are measured at FVTPL. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets that are measured at amortised costs are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial assets: Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how Directors of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected;
- the frequency, volume and timing of sales of financial assets in prior years, the reasons for such sales; and
- and demonstrate why those sales do not reflect a change in the entity's business model.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.5 Summary of material accounting policy information (continued)

ii) Classification and subsequent measurement (continued)

Financial liabilities

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified at FVTPL if it is classified as held-for trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gains or loss on derecognition is also recognised in profit or loss.

iii) Derecognition

Financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Company enters into transactions whereby it transfers assets recognised in its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expire. The Company also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred, or liabilities assumed) is recognised in profit or loss.

iii) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

d) Impairment

i) Non-derivative financial assets

The Company recognizes loss allowances for expected credit losses (ECLs) measured at amortised cost. The Company assesses on a forward-looking basis the ECLs associated with its financial assets carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Company applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company measures loss allowances at an amount equal to lifetime ECL, except for the following, which are measured as 12-month ECL:

- Bank balances; and
- Other receivables
- Amounts receivable from related parties

For which credit risk (i.e., the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition. Loss allowances for trade receivables are always measured at an amount equal to lifetime ECL.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument. 12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the Company is exposed to credit risk.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. They are measured as follows:

- Financial assets that are not credit-impaired at the reporting date: as the present value of all cash shortfalls (i.e., the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive); and
- Financial assets that are credit-impaired at the reporting date: as the difference between the gross carrying amount and the present value of estimated future cash flows; and
- ECLs are discounted at the effective interest rate of the financial asset.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.5 Summary of material accounting policy information (continued)

d) Impairment (continued)

i) Non-derivative financial assets (continued)

Credit-impaired financial assets

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; and
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for expected credit loss in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

ii) Non-financial assets

The carrying amounts of the Company's non-financial assets, other than inventories are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss.

An impairment loss is reversed only to the extent that the asset's carrying amount cannot exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss has been recognised.

e) Inventories

Inventory has been valued at the lower of cost or net realisable value after allowances for damaged and obsolete inventory. Cost is determined on an average cost basis.

f) Income tax

Income tax expense comprises current and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or items recognised directly in equity or in OCI (the "other comprehensive income").

The Company has determined that interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

i) Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities are offset only if certain criteria are met.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.5 Summary of material accounting policy information (continued)

f) Income tax (continued)

ii) Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For this purpose, the carrying amount of investment property measured at fair value is presumed to be recovered through sale, and the Company has not rebutted this assumption. Deferred tax assets and liabilities are offset only if certain criteria are met.

g) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective assets. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

h) Foreign currencies

Foreign currency transactions are translated to Fiji dollars at rates of exchange ruling at the dates of the transactions. Amounts receivable and payable in foreign currencies are converted to Fiji currency at the rates of exchange ruling at the balance sheet date. All exchange gains or losses whether realised or unrealised are included in the statement of comprehensive income.

i) Revenue recognition

Revenue is measured based on the consideration specified in a contract with a customer and excludes amounts collected on behalf of third parties. The Company recognises revenue when it transfers control over a product or service to a customer. Revenue from the sale of goods is recognised at a point in time, when control of the goods has transferred to the buyer, usually on delivery of goods. Revenue from services is recognised over time as the services are provided and the customer simultaneously receives and consumes the benefits of the services performed.

j) Value Added Tax (VAT)

Revenue, expenses and assets are recognised net of the amount of respective sales tax except:

- where the Value Added Tax incurred on the purchase of assets or services is not recoverable from the taxation authority, in which case the value added tax is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables that are stated with the amount of Value Added Tax included and payables that are stated with the amount of Value Added Tax included.

The net amount of Value Added Tax recoverable or payable to the tax authority is included as part of the receivables or payables in the statement of financial position.

k) Comparatives

Where necessary, the comparative figures have been adjusted to conform to changes in presentation in the current year.

l) Finance costs

Finance costs include interest expense which is recognised using the effective interest method.

m) Share capital

Increment costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity. Income tax relating to transaction costs of an equity transaction is accounted for in accordance with IAS 12.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.5 Summary of material accounting policy information (continued)

n) Employee benefits

i) Short-term employee benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

ii) Defined contribution plans

Obligations for contributions to defined contribution plans are expensed as the related service is provided. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

o) Leases

The company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right-of-use assets

At the commencement date of the lease, the company recognises right of use assets at cost. This includes: the amount of lease liabilities recognised; any lease payments made at or before the commencement date (less any lease incentives received); initial direct costs incurred, and estimated costs to dismantle or restore the asset.

Leasehold land is split into two components based on usage:

- 65% is occupied by the company and classified as right of use assets.
- 35% is leased out to tenants and classified as investment property.

Subsequent Measurement : 65% Right of Use Assets

The company has elected to apply the revaluation model under IAS 16 to the 65% portion of leasehold land classified as right of use assets. These assets are subsequently measured at fair value, less any accumulated depreciation and impairment losses.

Fair value is determined annually at each reporting date by the Directors, based on independent valuations from a registered valuer. Adjustments are made for differences in the asset's nature, location, and condition.

Revaluation increases are recognised in other comprehensive income and credited to a revaluation reserve, except to the extent they reverse a previous revaluation decrease recognised in profit or loss. Revaluation decreases are recognised in profit or loss, unless they offset a previous revaluation increase for the same asset, in which case the decrease is debited to the revaluation reserve.

Upon disposal or derecognition of the asset, any remaining balance in the revaluation reserve is transferred to retained earnings.

Depreciation is charged on a straight-line basis over the shorter of the lease term or the asset's estimated useful life. If ownership transfers or a purchase option is exercised, depreciation is based on the asset's useful life.

Subsequent Measurement – 35% Investment Property

The 35% portion of leasehold land leased to tenants is classified as investment property and measured using the fair value model in accordance with IAS 40.

Fair value is determined annually by an independent registered valuer. Changes in fair value are recognised directly in profit or loss in the period in which they arise.

ii) Lease liabilities

At the commencement date of the lease, the company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.5 Summary of material accounting policy information (continued)

o) Leases (continued)

In calculating the present value of lease payments, the company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

iii) Short-term leases and leases of low-value assets

The company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Company as a lessor

Leases in which the company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

p) Fair value measurement

The Company measures financial instruments, and non-financial assets such as land based assets, at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability

Or

- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

q) Earnings per share

Basic earnings per share is determined by dividing profit or loss attributable to ordinary equity holders by the weighted average number of ordinary shares outstanding during the year.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

1.6 Standards issued but not yet effective

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

i) IFRS 18 presentation and disclosure in financial statements

In April 2024, the IASB issued IFRS 18, which replaces IAS 1 Presentation of Financial Statements. IFRS 18 introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations, whereof the first three are new.

It also requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements (PFS) and the notes.

In addition, narrow-scope amendments have been made to IAS 7 Statement of Cash Flows, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. In addition, there are consequential amendments to several other standards.

IFRS 18, and the amendments to the other standards, is effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. IFRS 18 will apply retrospectively. The Company is currently working to identify all impacts the amendments will have on the primary financial statements and notes to the financial statements.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

2. Revenue and expenses

Revenue, other income and expenses include the following for the year ended 31 July 2026:

	2026	2025
	\$	\$
a) Revenue		
Berthing	7,249,608	5,015,913
Terminal	49,343	73,847
Boat yard and storage	786,732	831,817
Fuel levy	932,261	736,852
Revenue from contracts with customers	9,017,944	6,658,429
Investment property rentals	3,618,780	3,207,060
	<u>12,636,724</u>	<u>9,865,489</u>
b) Other income	\$	\$
Gain on disposal of assets	-	8,601
Sundry income	134,948	113,275
	<u>134,948</u>	<u>121,876</u>
c) Operating expenses	\$	\$
Auditors' remuneration	48,000	41,050
Other operating costs	3,793,221	2,862,364
	<u>3,841,221</u>	<u>2,903,414</u>
d) Salaries and employee benefits expense	\$	\$
Wages and salaries	1,477,033	1,359,126
Staff training and entertainment	12,902	8,223
	<u>1,489,935</u>	<u>1,367,349</u>

3. Operating segments

The Company operates from its registered place of business at Denarau Island, where its port and berthing facilities and related commercial complex are located. The Company provides port, berthing, terminal, boatyard and storage, and other complementary services, including investment property rentals.

The Company's operations and financial performance are reviewed on an overall basis for the purposes of assessing performance and allocating resources. Separate operating results and discrete financial information for the individual revenue streams are not reviewed. Accordingly, the Company has determined that it operates as a single reportable segment under IFRS 8 Operating Segments.

Revenue from the Company's different services and revenue streams is disclosed in Note 2(a).

4. Earnings per share

The calculation of basic EPS has been based on the following profit attributable to ordinary shareholders and weighted-average number of ordinary shares:

Profit or loss attributable to	\$	\$
Profit attributable to ordinary	9,814,124	6,925,409
Weighted average number of		
Issued ordinary shares at 31 July	40,000,000	40,000,000
Total	<u>40,000,000</u>	<u>40,000,000</u>
Basic earnings per share	0.25	0.17
Diluted earnings per share	0.25	0.17

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

5. Income tax	2026	2025
	\$	\$
a) The amount of income tax attributable to the year differed from the prima facie amount payable on the net profit		
The difference is reconciled as follows:		
Net profit before income tax	13,074,684	7,939,294
Prima facie income tax expense calculated at 25% (2025:15%) on the net profit before income tax	3,268,671	1,190,894
Change in tax rate	1,068,192	-
Effect of different tax rate applied to investment property fair value gains/losses	(1,076,303)	(177,009)
Income tax expense	<u>3,260,560</u>	<u>1,013,885</u>
b) Income tax expense		
<u>Current income tax</u>		
Current income tax charge	1,712,230	696,411
<u>Deferred income tax</u>		
Temporary differences relating to future years	1,548,330	317,474
Income tax expense	<u>3,260,560</u>	<u>1,013,885</u>
c) Deferred income tax		
Deferred income tax at 31 July relates to the following:		
Allowance for estimated credit loss	6,113	2,421
Provision for employee entitlements	19,983	11,162
Investment properties	(1,822,433)	(1,096,502)
Property, plant and equipment	(3,766,939)	(2,975,193)
Net deferred income tax liability	<u>(5,563,276)</u>	<u>(4,058,112)</u>
<u>Represented on the Statement of Financial Position as:</u>		
Deferred tax liability **	<u>(5,563,276)</u>	<u>(4,058,112)</u>
Deferred tax related to items recognised in OCI during the year		
Property, plant and equipment	(1,749,645)	(1,798,843)
 ** Of this deferred liability amount, \$1,749,645 (2025: \$1,798,843) relates to revaluations of property which will not be reclassified to profit or loss and for which the movement has been recognised in other comprehensive income.		
6. Cash and cash equivalents	\$	\$
Cash at bank	7,018,727	4,459,713
Cash on hand	100	47
Petty cash	132	87
Cash at bank and on hand for the purposes of the cash flow statement	<u>7,018,959</u>	<u>4,459,847</u>

At 31 July 2026, the Company had available \$2,005,569 (2025: \$1,500,000) of undrawn committed borrowing facilities.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

7. Trade receivables	2026	2025
	\$	\$
Trade receivables from contracts with customers	1,346,346	831,229
Less: allowance for expected credit losses	(24,452)	(16,142)
Total	<u>1,321,894</u>	<u>815,087</u>
Trade receivables are non-interest bearing and are generally on 30-90 day terms. As at 31 July 2026, \$24,452 (2025: \$16,142) trade receivables were impaired and were fully provided for. Movements in provision for impairment of receivables were as follows:		
Opening balance	16,142	16,142
Movement during the year	8,310	-
	<u>24,452</u>	<u>16,142</u>
The ageing analysis of trade receivables is as follows:		
	\$	\$
Neither past due nor impaired	1,194,362	552,621
30-60 days	70,842	247,942
60-90 days	40,673	7,124
>90 days	16,017	7,400
Total	<u>1,321,894</u>	<u>815,087</u>
8. Inventories	\$	\$
Inventories	<u>155,825</u>	<u>212,425</u>
9. Prepayments and other receivables	\$	\$
Prepayments	550,580	537,024
Sundry debtors	139,045	23,831
	<u>689,625</u>	<u>560,855</u>

PORT DENARAU MARINA LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 JULY 2026

10. Property, plant and equipment

	Buildings	Jetties, beacons and moorings	Plant & equipment, vessels and motor vehicles	Work-in- progress	Total
Cost	\$	\$	\$	\$	\$
At 31 July 2024	579,578	8,438,037	3,629,024	579,357	13,225,996
Additions	14,266	312,619	106,464	4,525,779	4,959,128
Disposals	-	(81,872)	(629,046)	-	(710,918)
At 31 July 2025	593,844	8,668,784	3,106,442	5,105,136	17,474,206
Additions	100,947	512,994	209,130	2,016,609	2,839,680
Transfers	1,471,834	3,067,899	-	(4,539,733)	-
Write off **	-	-	-	(606,800)	(606,800)
At 31 July 2026	2,166,625	12,249,677	3,315,572	1,975,212	19,707,086
Accumulated depreciation					
At 31 July 2024	57,422	5,789,601	3,084,416	-	8,931,439
Depreciation charge	93,751	525,042	169,452	-	788,245
Revaluation	(92,292)	-	-	-	(92,292)
Disposals	-	(48,625)	(626,801)	-	(675,426)
At 31 July 2025	58,881	6,266,018	2,627,067	-	8,951,966
Depreciation charge	205,623	782,499	174,188	-	1,162,310
Revaluation*	(99,074)	-	-	-	(99,074)
At 31 July 2026	165,430	7,048,517	2,801,255	-	10,015,202
Carrying amounts					
At 31 July 2026	2,001,195	5,201,160	514,317	1,975,212	9,691,884
At 31 July 2025	534,963	2,402,766	479,375	5,105,136	8,522,240

* The fair value of land-based assets was determined using the mid-point between the discounted cash flow and capitalisation approaches. The valuation was prepared as at 31 July 2026 by an independent and registered valuer, Samuela Matawalu and Afatreki McKenzie of Rolle Associates. The valuation incorporates assumptions and estimates considered appropriate by the valuer in determining the fair value of the land-based assets.

** The disposal of FJ\$606,800 within work in progress relates to the write-off of costs incurred on the Malamala Jetty & Fuel Jetty Project.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

11. Investment properties	2026	2025
	\$	\$
Balance at 1 August	27,474,188	23,964,038
Additions during the year	25,944	1,553
Net gain from fair value remeasurement	7,259,324	3,508,597
Balance at 31 July	34,759,456	27,474,188

Investment properties comprises of yacht club, terminal building, administration building, a number of workshop buildings and leasehold land that are leased to third parties with annual rents indexed to consumer prices. Subsequent renewals are negotiated with each lessee. 35% of leasehold land is considered to be rented out as part of investment properties based on square meter of land. The Directors determine the fair value of the investment property at each balance date with reference to a report by an independent registered valuer engaged by the Company to value the investment property every year. The valuation was prepared as at 31 July 2026 and undertaken by independent valuer Samuela Matawalu and Afatreki McKenzie of Rolle Associates.

12. Trade and other payables	\$	\$
Trade payables	620,403	205,337
Other payables and accruals	215,932	291,543
Revenue received in advance	223,515	75,012
	1,059,850	571,892

13. Share capital	\$	\$
Issued and paid up capital		
Number of ordinary shares	40,000,000	40,000,000
Share capital	1,000,000	1,000,000

Weighted average number of ordinary shares at year end is disclosed in Note 4.

14. Employee benefits liability	\$	\$
Employee entitlements	79,933	74,413

15. Related party disclosures

a) Ultimate holding company

The ultimate holding company is Fijian Holdings Limited.

b) Related party transactions

Key management personnel compensation

Key management comprises of the Chief Executive Officer, Operations Manager, Business Manager, Financial Controller, Reservations Manager and Security Manager.

Key management personnel compensation

	\$	\$
Short-term employee benefits	606,430	651,000
Post-employment benefits	60,643	52,000
	667,073	703,000

Directors fees disclosure

Disclosed as:

Fees accrued as at 31 July	13,500	13,500
Fees paid during the year	186,000	186,000
	199,500	199,500

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

16. Right-of-use assets	2026	2025
	\$	\$
Balance at 1 August	19,012,500	19,012,500
Change in fair value through other comprehensive income	(591,048)	256,933
Depreciation charge for the year	(260,452)	(256,933)
	<u>18,161,000</u>	<u>19,012,500</u>
The cost relating to variable lease payments that do not depend on an index or a rate amounted to \$42,500 for the year ended 31 July 2026. There were no leases with residual value guarantees or leases not yet commenced to which the Company is committed. A portion of the land-based assets comprises right-of-use assets relating to leasehold land utilised by the Company and land leased to third parties as part of its investment property operations. These right-of-use assets are measured at revalued amounts and are revalued concurrently with the underlying land-based assets. The valuation as at 31 July 2026 was performed by an independent and registered valuer, Samuela Matawalu and Afatreki McKenzi of Rolle Associates.		
17. Lease liabilities	2026	2025
	\$	\$
Balance at 1 August	833,287	834,480
Accretion of interest	40,056	41,307
Payments	(42,500)	(42,500)
	<u>830,843</u>	<u>833,287</u>
Disclosed as:		
Current	1,252	1,252
Non-current	829,591	832,035
	<u>830,843</u>	<u>833,287</u>
18. Dividend distribution made and proposed	\$	\$
Arising during the year		
Final dividend for 2025: 2.50 cents per share (2024: 2.50 cents per share)	1,100,000	1,000,000
Interim dividend for 2026: 2.25 cents per share (2025: 2.00 cents per share)	1,000,000	900,000
Total arising during the year	<u>2,100,000</u>	<u>1,900,000</u>
Paid during the year	(2,100,000)	(1,900,000)
Balance as at 31 July 2026	<u>-</u>	<u>-</u>
19. Expenditure commitments	\$	\$
Capital expenditure commitments	<u>1,811,000</u>	<u>5,070,890</u>
20. Contingencies	\$	\$
Contingent liabilities	-	-
Guarantees and bonds	238,573	248,973
21. Other components of equity (Asset revaluation reserve)	\$	\$
Balance at the beginning of the year	16,189,583	15,875,281
Other comprehensive (loss)/ income for the year, net of tax	(442,776)	314,302
Closing balance	<u>15,746,807</u>	<u>16,189,583</u>

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

22. Interest bearing borrowing

	Interest rate	Maturity	2026 \$	2025 \$
Current				
Bank Loan – ANZ Banking Group	3.15%	21-Feb-28	1,017,941	-
Total current borrowing			<u>1,017,941</u>	<u>-</u>
Non-Current				
Bank Loan – ANZ Banking Group	3.15%	21-Feb-28	1,483,563	2,025,869
Total non-current borrowings			<u>1,483,563</u>	<u>2,025,869</u>

The Company has pledged the following assets as security for loans:

- First Charge Registered Mortgage Debenture by Port Denarau Marina Limited, dated 10 May, 2002 being a fixed and floating charge over all present and future assets, undertakings (including goodwill) and unpaid or uncalled capital of the security provider.
- First Charge Registered Mortgage (Encumbrance) over the property situated at Lots 2 and 4 Plan No."1" Appendix 'C' being the land described in Sub Lease No. 720107.
- First Charge Registered Mortgage (Encumbrance) over the property situated at Passenger Terminal Land (Lot 1 on SO 6924) being the land described in State Lease No. 22828.
- First Charge Registered Mortgage (Encumbrance) over the property situated at Industrial Port Denarau Workshop and Yard (Lot 3 on SO 6924) being the land described in State Lease No. 22830.

23. Financial risk management objectives and policies

The Company is committed to the management of risk to achieve sustainability of service to its customers, employment of its staff and profits to its shareholders and therefore, takes on controlled amounts of risk when considered appropriate.

The Company has exposure to the following risks: market risk, liquidity risk, credit risk, operational risk and capital management risk.

Implementation of risk management strategy and the day to day management of risk is the responsibility of the Chief Executive Officer, supported by management of the Company. The following sections describe the risk management framework components:

i) Market risk

Market risk is the risk that changes in market prices - such as foreign exchange rates and interest rates – will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk is to manage and control market risk exposures within acceptable parameters while optimizing the return.

ii) Interest rate risk

Fair value interest rate risk arises from the potential for a change in interest rates to cause a fluctuation in the fair value of financial instruments. The objective is to manage the interest rate risk to achieve stable and sustainable net interest earnings in the long term.

The Company does not hold any financial instruments except for receivables, payables, and interest-bearing financial instruments which mainly pertain to a loan from commercial bank (Note 22) and cash and cash equivalents. Apart from the non-current portion of the interest-bearing borrowing, interest rate risk is minimal as the amortised cost of the remaining financial instruments approximates to fair value due to the short-term nature of these financial instruments.

iii) Currency risk

The Company is not exposed to currency risk as its trading currency is same as its presentation currency in the financial statements which is the FJ Dollar.

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

23. Financial risk management objectives and policies (continued)

iv) Liquidity risk

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

Prudent liquidity risk management implies maintaining sufficient cash, marketable securities, and the availability of funding through an adequate amount of committed credit facilities.

The Company's financial liabilities are all payable within the next 12 months, except for the non-current portion of the interest-bearing borrowing. The Company has access to cash and cash equivalents at balance date of \$7,018,959 (2025: \$4,459,847)

31 July 2026	1 to 12 months	1 to 5 years	> 5 years	Total
Interest-bearing loans and borrowing	1,017,941	1,483,563	-	2,501,504
Lease liabilities	42,500	212,500	2,317,500	2,572,500
Trade and other payables	1,059,850	-	-	1,059,850
	<u>2,120,291</u>	<u>1,696,063</u>	<u>2,317,500</u>	<u>6,133,854</u>

31 July 2025	1 to 12 months	1 to 5 years	> 5 years	Total
Interest-bearing loans and borrowing	-	1,017,941	-	1,017,941
Lease liabilities	42,500	212,500	2,942,500	3,197,500
Trade and other payables	571,892	-	-	571,892
	<u>614,392</u>	<u>1,230,441</u>	<u>2,942,500</u>	<u>4,787,333</u>

v) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or other counterparty fails to meet its contractual obligations. The Company's exposure to credit risk arises primarily from trade receivables, other receivables and cash held with financial institutions. The carrying amounts of these financial assets represent the Company's maximum exposure to credit risk at the reporting date. Impairment losses on financial assets recognised in profit or loss are as follows:

Trade receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate. The Board has established a credit policy under which each new customer is analysed individually for creditworthiness before the Company's standard payment and delivery terms and conditions are offered quarterly. Any sales exceeding those limits require approval from the risk management committee.

The Company's review includes external ratings, if they are available, financial statements, credit agency information, industry information and in some cases bank references. Sale limits are established for each customer and reviewed.

The Company limits its exposure to credit risk from trade receivables by establishing a maximum payment period of one and three months for individual and corporate customers respectively. In monitoring customer credit risk, customers are grouped according to their credit characteristics, including their geographic location, trading history with the Company and existence of previous financial difficulties.

The company holds cash bond and bank guarantee on land-based tenancy.

Expected credit loss assessment for customers as at 31 July 2026

The following table provides information about the exposure to credit risk and expected credit loss ("ECL") for trade receivables for customers as at 31 July 2026 (all amounts expressed as % of loss rate).

	2026	2025
Neither past due nor impaired	0%	0%
30-60 days	0%	0%
60-90 days	0%	0%
>90 days	100%	12%

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

23. Financial risk management objectives and policies (continued)

v) Credit risk (continued)

The Company uses an allowance matrix to measure the ECLs of trade receivables from individual customers, which comprise a very large number of small balances.

Loss rates are calculated using a 'roll rate' method based on the probability of a receivable progressing through successive stages of delinquency to write-off. Roll rates are calculated separately for exposures in different segments based on the following common credit risk characteristics – geographic region, age of customer relationship and type of product purchased.

Loss rates are based on actual credit loss experience over the past five years. These rates are multiplied by scalar factors to reflect differences between economic conditions during the period over which the historical data has been collected, current conditions and the Company's view of economic conditions over the expected lives of the receivables.

Cash and cash equivalents

The Company held cash and cash equivalents of \$7,018,959 at 31 July 2026 (2025: \$4,459,847). The cash and cash equivalents are held with bank and financial institution counterparties, which are rated AA-, based on Moody's ratings. Impairment on cash and cash equivalents has been measured on a 12-month expected loss basis and reflects the short maturities of the exposures. The Company considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The Company uses a similar approach for assessment of ECLs for cash and cash equivalents.

vi) Operational risk

The Company's operational risk management framework supports the achievement of the Company's financial and business goals. Operational risk is defined as the risk of economic gain or loss resulting from:

- Inadequate or failed internal
- People;
- Systems; or
- External events

The Chief Executive Officer is closely involved in the operational management of the Company on a daily basis. The Directors are also required to meet regularly to discuss matters of strengthening the operational environment.

vii) Capital management

The primary objective of the Company's capital management is to maintain an appropriate capital structure that supports its business operations, enables it to meet its financial obligations as they fall due and maximises shareholder value. The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions. No changes were made to the objectives, policies or processes for capital management during the years ended 31 July 2026 and 31 July 2025. The Company monitors its capital using a gearing ratio, which is calculated as net debt divided by total capital. Net debt comprises interest-bearing borrowings less cash and cash equivalents. Total capital comprises equity attributable to equity holders.

	2026	2025
	\$	\$
Interest bearing borrowing	(2,501,504)	(2,025,869)
Cash and cash equivalents	7,018,959	4,459,847
Net debt	4,517,455	2,433,978
Total capital	60,707,076	53,435,728
Total capital and net debt	65,224,531	55,869,706
Gearing ratio	7%	4%

PORT DENARAU MARINA LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2026

24. Financial instruments

Set out below is a comparison by category of carrying amounts and fair values of all of the Company's financial instruments that are carried on the statement of financial position.

	Carrying amount		Fair value	
	2026	2025	2026	2025
	\$	\$	\$	\$
<u>Financial assets</u>				
Cash and cash equivalents*	7,018,959	4,459,847	7,018,959	4,459,847
Trade receivables*	1,321,894	815,087	1,321,894	815,087
Other receivables*	139,045	23,831	139,045	23,831
	<u>8,479,898</u>	<u>5,298,765</u>	<u>8,479,898</u>	<u>5,298,765</u>
<u>Financial liabilities</u>				
Trade and other payables*	1,059,850	571,892	1,059,850	571,892
Interest bearing borrowing*	2,501,504	2,025,869	2,501,504	2,025,869
Lease liabilities*	830,843	833,287	830,843	833,287
	<u>4,392,196</u>	<u>3,431,048</u>	<u>4,392,196</u>	<u>3,431,048</u>

* These are financial assets and liabilities not measured at fair value but for which their carrying value is a reasonable approximation of fair value.

25. Subsequent events

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Company, the results of those operations, or the state of affairs of the Company in future financial years.

26. Principal business activities

The principal activities of the Company during the financial year were the operation of a marina and marina related activities at Denarau Island. There were no significant changes to the activities during the year.

27. Company details

Company incorporation

The Company is incorporated in Fiji under the Companies Act, 2015.

Registered office

Denarau Island
P O BOX 023
Port Denarau, Fiji

Principal place of business

Denarau Island
Nadi, Fiji

Number of employees

As at the end of reporting year, the Company employed a total of 34 (2025: 30) employees.