

# Performance Report

Mahatma Gandhi Charitable Trust  
For the year ended 31 December 2025

Prepared by Red Office Limited

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# Entity Information

## Mahatma Gandhi Charitable Trust For the year ended 31 December 2025

### Legal Name of Entity

Mahatma Gandhi Charitable Trust

### Entity Type and Legal Basis

Charitable Trust

### Registration Number

CC46584

### Entity's Purpose or Mission

The Trust is directed by the Board of Trustees who have responsibility for the custodianship and preservation of the following properties: 135-145 New North Road, 147 New North Road, 155 New North Road, 16-22 Virginia Avenue.

The Trust also has the responsibility to provide any future direction of the Auckland Indian Association Incorporated (AIAI) and works closely with the Officers of the AIAI. The Trust maintains and manages the above properties and is responsible for the Governance and the provision for present and future needs of the Community.

### Entity Structure

Name	Position	Name	Position
Dhiru Bhikha	Chairman	Dhansukh Lal	Deputy Chairman
Puspa Lakinwala	Secretary	Bhavisha Patel	Treasurer
Parshotam Govind	Trustee	Barwant Bhikha	Trustee
Harshad K Patel (Deceased)	Trustee	Ramesh Bhagwan	Trustee
Ashok Bhagwandas Darji	Trustee	Hershada (Daya) Jairam	Trustee

### Entity's Governance Arrangement

The members of the Trust elect a Board of Trustees who make all key decisions on behalf of the Trust. These key decisions are made at regular Trustee meetings, held throughout the year.

### Entity's Reliance on Volunteers and Donated Goods & Services

The Board members are all Volunteers. There are no donated goods and services.

### Other Entities Controlled by the Entity

None.

### **Main Sources of Entity's Cash and Resources**

Rental Income from properties and car parks.

### **Main Methods Used by Entity to Raise Funds**

The Trust has leased its properties to tenancies on a relatively long-term basis and it takes active steps to ensure that the buildings are occupied and premium rents are negotiated.

### **Physical Address**

145 New North Rd, Eden Terrace, Auckland 1021

### **Postal Address**

PO Box 8110, Newmarket, Auckland

# Approval of Performance Report

## Mahatma Gandhi Charitable Trust For the year ended 31 December 2025

The Board of Trustees are pleased to present the approved performance report including the historical financial statements of the Mahatma Gandhi Charitable Trust for year ended 31 December 2025.

APPROVED

Dhiru Bhikha  
  
Chairman .....

Date ..... 04-03-2026 .....

Bhavisha Patel

Treasurer  .....

Date ..... 04/03/2026 .....

# Statement of Service Performance

## Mahatma Gandhi Charitable Trust For the year ended 31 December 2025

### Description of Medium to Long Term Objectives

Mahatma Gandhi Charitable Trust owns the premises situated at 145 New North Road which includes the Radha Krishna Temple. With the ever increasing Indian Diaspora in Auckland, the board deemed it appropriate to purchase the site on 155 New North Road, when it was offered for sale to the Mahatma Gandhi Charitable Trust. In May 2019 the Trust purchased the site situated on 16-22 Virginia Avenue. When the need arises, as is inevitable, the extra space offered by the sites at 155 New North Road and 16-22 Virginia Avenue, will be utilized to provide an overflow from the current site to cater for cultural, social and educational needs of the Indian population in the Auckland Metropolitan area. 155 New North Road and 16-22 Virginia Avenue are currently let to provide the offset of the mortgage drawn on for the purchase of these premises.

### Description of Significant Activities

The premises at 155 New North Road and 16-22 Virginia Avenue are currently fully tenanted. The tenants we have are mainly long term and include among others, PSA, Heritage Carpets and the Ministry of Education.

	2025	2024
No. of Events facilitated to Auckland Indian Association Incorporated. The number of functions held	30	30

### Additional Information

The premises on 155 New North Road, 16-22 Virginia Avenue are now fully tenanted. The main complex is mostly tenanted. The rental revenue from these 3 sites will provide a partial set-off of the mortgage on the site at 16-22 Virginia Avenue.

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The above statement of service performance should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

# Statement of Financial Performance

## Mahatma Gandhi Charitable Trust For the year ended 31 December 2025

	NOTES	2025	2024
<b>Revenue</b>			
Revenue from commercial activities	1	1,419,758	1,443,123
Interest, dividends and other investment revenue	1	13,943	9,222
<b>Total Revenue</b>		<b>1,433,702</b>	<b>1,452,345</b>
<b>Expenses</b>			
Expenses related to commercial activities	2	1,216,503	546,876
Other expenses	2	256,461	184,665
<b>Total Expenses</b>		<b>1,472,965</b>	<b>731,541</b>
<b>Surplus/(Deficit) for the Year</b>		<b>(39,263)</b>	<b>720,804</b>

The above statement of financial performance should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

# Statement of Financial Position

## Mahatma Gandhi Charitable Trust As at 31 December 2025

	NOTES	31 DEC 2025	31 DEC 2024
<b>Assets</b>			
<b>Current Assets</b>			
Bank accounts and cash	3	212,616	123,396
Debtors and prepayments	3	62,713	108,075
Other Current Assets	3	209,451	200,000
<b>Total Current Assets</b>		<b>484,780</b>	<b>431,472</b>
<b>Non-Current Assets</b>			
Property, Plant and Equipment		11,576,067	11,642,205
Investment Property		4,927,283	4,958,288
<b>Total Non-Current Assets</b>		<b>16,503,350</b>	<b>16,600,493</b>
<b>Total Assets</b>		<b>16,988,130</b>	<b>17,031,965</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Creditors and accrued expenses	4	52,016	56,043
Other current liabilities	4	340,396	340,941
<b>Total Current Liabilities</b>		<b>392,412</b>	<b>396,984</b>
<b>Total Liabilities</b>		<b>392,412</b>	<b>396,984</b>
<b>Total Assets less Total Liabilities (Net Assets)</b>		<b>16,595,718</b>	<b>16,634,981</b>
<b>Accumulated Funds</b>			
Accumulated surpluses or (deficits)	7	16,595,718	16,634,981
<b>Total Accumulated Funds</b>		<b>16,595,718</b>	<b>16,634,981</b>

The above statement of financial position should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

# Statement of Cash Flows

## Mahatma Gandhi Charitable Trust For the year ended 31 December 2025

	2025	2024
<b>Cash Flows from Operating Activities</b>		
Receipts from commercial activities	1,227,479	1,183,519
Interest, dividends and other investment receipts	13,722	3,581
Cash receipts from other operating activities	475,815	410,366
GST	(45,801)	(153,922)
Payments related to commercial activities	(1,358,143)	(421,315)
<b>Total Cash Flows from Operating Activities</b>	<b>313,072</b>	<b>1,022,229</b>
<b>Cash Flows from Investing and Financing Activities</b>		
Payments to acquire property, plant and equipment	(36,166)	(98,097)
Repayments of loans borrowed from other parties	-	(118,500)
Cash Flows from Other Investing and Financing Activities	(187,686)	(775,754)
<b>Total Cash Flows from Investing and Financing Activities</b>	<b>(223,853)</b>	<b>(992,351)</b>
<b>Net Increase/ (Decrease) in Cash</b>	<b>89,219</b>	<b>29,877</b>
<b>Cash Balances</b>		
Cash and cash equivalents at beginning of period	123,396	93,519
Cash and cash equivalents at end of period	212,616	123,396
Net change in cash for period	89,219	29,877

The above statement of cash flows should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

# Statement of Accounting Policies

## Mahatma Gandhi Charitable Trust For the year ended 31 December 2025

### Basis of Preparation

This performance report is prepared in accordance with the XRB's Tier 3 (NFP) Standard. The entity is eligible to apply these requirements as it does not have public accountability and has total annual expenses of less than \$5 million. All transactions in the performance report are recorded using the accrual basis of accounting. The performance report has been prepared on the basis that the entity is a going concern and will continue to operate for the foreseeable future.

### Measurement Base and Presentation Currency

The performance report is prepared on the historical cost basis unless otherwise noted in the specific accounting policy. This performance report is presented in New Zealand dollars and rounded to the nearest dollar.

### Goods and Services Tax (GST)

The entity is registered for GST. All amounts are stated exclusive of goods and services tax (GST) except for accounts payable and accounts receivable which are stated inclusive of GST.

### Income Tax

Mahatma Gandhi Charitable Trust is a registered charity (CC 46584) under the Charities Act 2005 and therefore exempt from New Zealand income tax.

### Changes in Accounting Policies

There have been no changes in accounting policies. Policies have been applied on a consistent basis with those of the previous reporting period.

### Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances.

### Property, Plant and Equipment

All property, plant and equipment recorded at cost less accumulated depreciation and impairment losses. Property, plant and equipment acquired for immaterial amounts are not capitalised, they are recorded as an expense in the statement of financial performance. Gains and losses on disposals are determined by comparing the proceeds received with carrying amounts. The gain or loss arising from the disposal of an item of property, plant and equipment is recognised in the statement of financial performance.

#### Land

Land held for use in production or administration is stated at cost.

#### Land improvements, buildings & improvements, furniture & fittings and other equipment

Land improvements, buildings & improvements, furniture & fittings and other equipment are initially recognised at manufacturing cost or acquisition cost, including any costs directly attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by the Trust's management.

These are subsequently measured using the cost model, cost less subsequent depreciation and impairment losses.

## Depreciation

All classes of property, plant and equipment (except land) are depreciated over their estimated useful life on a straight line and diminishing value basis. Depreciation of all assets is reported in the statement of financial performance. Depreciation method, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

Depreciation rates used for each class of asset are as follows:

- Land Improvements - 8-9.6% DV
- Buildings - 10% SL
- Building Improvements - 7% - 13% SL and DV
- Furniture & fittings 7% - 40% DV and SL
- Plant & Equipment - 8% - 20% DV

## Investment property

Investment property are properties held to earn rentals and/or for capital appreciation and are accounted for using the cost model.

Depreciation is recognised on a straight-line basis to write down the cost less estimated value of the investment property. The following useful lives are applied:

- Building: 10 Years

## Impairment

At each reporting date, the Trust reviews the carrying amounts of its property, plant and equipment and investment property to determine whether there are any indications that those property, plant and equipment and investment property have suffered an impairment loss. If an indication exists, the recoverable amount of the property, plant and equipment and investment property is estimated in order to determine the extent of the impairment loss.

An impairment loss is recognised immediately in the statement of financial performance. Where an impairment loss subsequently reverses, the carrying amount of the property, plant and equipment and investment property is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the property, plant and equipment and investment property. The reversal of an impairment loss is recognised immediately in income.

## Receivables and Payables

Receivables are stated at their estimated realisable value. Bad debts are written off in the year in which they are identified.

Payables represent liabilities for goods and services provided to the Trust prior to the end of the financial year which are unpaid. Accounts payable are recorded at the amount of cash required to settle those liabilities. The amounts are unsecured and are usually paid within 30 days of recognition.

## Revenue

Revenue is recognised for lease income on a straight-line basis over the term of the lease. All other income is recognised to the extent that it is probable that the economic benefit will flow to the Trust and revenue can be reliably measured.

### **Comparatives**

The comparative figures cover the 12-month period ended 31 December 2024.

### **Operating Expenses**

Operating expenses are recognised in the statement of financial performance upon utilisation of the services or at the date of their origin.

# Notes to the Performance Report

## Mahatma Gandhi Charitable Trust For the year ended 31 December 2025

	2025	2024
<b>1. Analysis of Revenue</b>		
<b>Revenue from commercial activities</b>		
Rent Received	1,016,858	1,071,499
Car Parking Income	269,393	268,015
Insurance Received	33,155	-
Rent Received - OPEX	92,012	94,586
Electricity & Water Rates Recovered	8,339	9,023
<b>Total Revenue from commercial activities</b>	<b>1,419,758</b>	<b>1,443,123</b>
<b>Interest, dividends and other investment revenue</b>		
Interest Income	9,072	1,191
Dividend Income	4,271	3,581
Other Revenue	600	4,450
<b>Total Interest, dividends and other investment revenue</b>	<b>13,943</b>	<b>9,222</b>
	2025	2024

## 2. Analysis of Expenses

<b>Expenses related to commercial activities</b>		
Building Repairs and Maintenance	789,437	140,803
Cleaning	44,210	38,371
Commissions	22,122	-
Consulting	22,120	2,555
Disposal - Assets	-	1,781
Doubtful Debts	-	57,919
Gas & Electric	96,598	89,282
Insurance	58,435	53,623
Licences & Registrations	775	1,305
Property Management	29,325	23,200
Rates Paid	134,288	122,683
Rubbish Removal	3,626	3,651
Security	7,388	3,599
Subscriptions	984	872
Water Rates	7,195	7,232
<b>Total Expenses related to commercial activities</b>	<b>1,216,503</b>	<b>546,876</b>

	2025	2024
<b>Other expenses</b>		
Accountancy	15,650	15,550
Audit Fees	10,500	9,529
Bad Debt	14,462	-
Bank Fees	900	910
Depreciation	133,309	142,692
General Expenses	14	65
Interest - Loans	-	10,679
Interest Expense	1	-
Legal Expenses	81,625	5,241
<b>Total Other expenses</b>	<b>256,461</b>	<b>184,665</b>
	2025	2024

### 3. Analysis of Assets

<b>Bank accounts and cash</b>		
ASB Cheque MG (00)	212,616	123,396
<b>Total Bank accounts and cash</b>	<b>212,616</b>	<b>123,396</b>
<b>Debtors and prepayments</b>		
Accounts Receivable	69,778	148,590
less Provision for Doubtful Debts	(33,444)	(66,606)
Accrued Revenue	812	1,191
Insurance Prepayments	24,706	23,821
Prepayment - Yearly Maintenance/ Inspection contract	862	1,080
<b>Total Debtors and prepayments</b>	<b>62,713</b>	<b>108,075</b>
<b>Other current assets</b>		
MGCT Term Deposit 64597-77	209,451	200,000
<b>Total Other current assets</b>	<b>209,451</b>	<b>200,000</b>
	2025	2024

### 4. Analysis of Liabilities

<b>Creditors and accrued expenses</b>		
Accounts Payable	35,510	25,853
Accruals	16,506	30,190
<b>Total Creditors and accrued expenses</b>	<b>52,016</b>	<b>56,043</b>
<b>Other current liabilities</b>		
RWT Paid	(5,763)	(4,404)
Income in Advance	39,561	18,893
GST	3,352	23,204
Loan account with Auckland Indian Association Inc	303,247	303,247
<b>Total Other current liabilities</b>	<b>340,396</b>	<b>340,941</b>

## 5. Property, Plant and Equipment

Current year						
Asset Class	Opening Carrying Amount	Purchases	(Disposals)	(Depreciation and Impairment)	Revaluation Movements	Closing Carrying amount
Land	10,909,092	-	-	-	-	10,909,092
Land Improvements	71,908	-	-	(6,894)	-	65,014
Buildings	123,103	-	-	(15,754)	-	107,349
Furniture and Fittings	355,285	20,101	-	(41,285)	-	334,101
Plant and Equipment	182,817	-	-	(22,306)	-	160,511
<b>Total</b>	<b>11,642,205</b>	<b>20,101</b>	<b>-</b>	<b>(86,239)</b>	<b>-</b>	<b>11,576,067</b>
Last year						
Asset Class	Opening Carrying Amount	Purchases	(Disposals)	(Depreciation and Impairment)	Revaluation Movements	Closing Carrying amount
Land	10,909,092	-	-	-	-	10,909,092
Land Improvements	79,533	-	-	(7,625)	-	71,908
Buildings	140,033	-	-	(16,930)	-	123,103
Furniture and Fittings	406,750	1,904	(1,781)	(51,588)	-	355,285
Plant and Equipment	105,709	96,193	-	(19,085)	-	182,817
<b>Total</b>	<b>11,641,117</b>	<b>98,097</b>	<b>(1,781)</b>	<b>(95,228)</b>	<b>-</b>	<b>11,642,205</b>

## 6. Investment Property

Current year						
Asset Class	Opening Carrying Amount	Purchases	(Disposals)	(Depreciation and Impairment)	Revaluation Movements	Closing Carrying amount
Investment Land	4,736,690	-	-	-	-	4,736,690
Investment Buildings	221,597	16,065	-	(47,069)	-	190,593
<b>Total</b>	<b>4,958,287</b>	<b>16,065</b>	-	<b>(47,069)</b>	-	<b>4,927,283</b>

  

Last year						
Asset Class	Opening Carrying Amount	Purchases	(Disposals)	(Depreciation and Impairment)	Revaluation Movements	Closing Carrying amount
Investment Land	4,736,690	-	-	-	-	4,736,690
Investment Buildings	269,060	-	-	(47,463)	-	221,597
<b>Total</b>	<b>5,005,750</b>	-	-	<b>(47,463)</b>	-	<b>4,958,287</b>

2025                      2024

## 7. Accumulated Funds

### Accumulated Funds

Opening Balance	16,634,981	15,914,177
Current Year Earnings	(39,263)	720,804
<b>Total Accumulated Funds</b>	<b>16,595,718</b>	<b>16,634,981</b>
<b>Total Accumulated Funds</b>	<b>16,595,718</b>	<b>16,634,981</b>

## 8. Commitments

There are no capital commitments as at 31 December 2025 (2024 - Nil).

## 9. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 31 December 2025 (2024 - Nil).

## 10. Related Parties

The Auckland Indian Association Incorporated ("the Society") is considered a related party as the Society and the Trust have common board members. The related party transactions and balances are summarised below:

<b>Related Party Transaction</b>		<b>2025</b>	<b>2024</b>
Rent Received		\$50,000	\$50,000
<b>Related Party Balances</b>			
Accounts Payable (Receivable) - Net		-\$5,802	-\$5,226
Loan Payable		\$303,247	\$303,247

The Loan balance with the Society is non-interest bearing and payable on demand.

## 11. Events After the Balance Date

In March 2026, the Trust entered into an agreement to purchase an adjacent property at 2 Minnie Street, with settlement to take place in July 2026.

There were no other events that have occurred after the balance date that would have a material impact on the Performance Report for the year ended 31 December 2025 (2024 - Nil).

## 12. Ability to Continue Operating

The entity will continue to operate for the foreseeable future.