ASSETS FIJI
PTE LIMITED

ANNUAL REPORT 2016-2019

Parliamentary Paper Number 104/22

Vision

To maximise public asset value for the benefit of all Fijians

Mission

To effectively manage, invest and realise full potential of our assets.

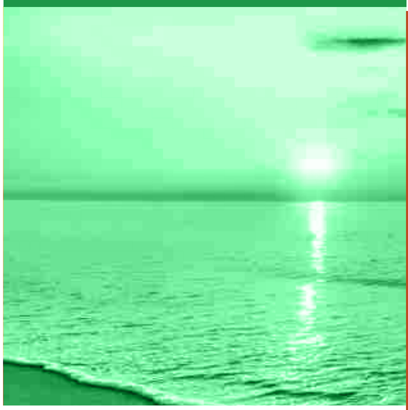
Values

To serve our stakeholders with honesty, integrity, accountability, respect, courage and commitment

Goal 1
Managing resources for long-term value

Priority 1:
Environmentally sustainable developments.

Priority 2:
Maximising opportunities for commercial activities



Goal 2
Value to Shareholders

Priority 1:
Financial performance to support our goals

Priority 2:
Valuing and growing portfolio

Goal 3
Supporting and empowering our people

Priority 1:
A team approach to work

Priority 2:
A positive culture of service and support

About Assets Fiji Pte Ltd

Initial Establishment

Assets Fiji Pte Limited ("AFL") was established, incorporated, and constituted under the Companies Act 2015 and began operating from 13 November 2015.

As part of Government's divestment strategy in 2015, the cabinet approved privatising of two government entities; Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ("FSHIL") and declared them Re-Organization Enterprises though Legal Notice 94 of 2015.

The shares of FPCL were divested and distributed between Government (41%), FNPF (39%) and Aitken Spence PLC (20%) - a foreign entity experienced in operations of seaports globally.

It also was decided that a special purpose vehicle (SPV) entity be established to transfer all interest in land assets from FPCL. This led to the formation of Assets Fiji Pte Ltd (AFL) as a Re-Organization Enterprise and Fijian Government's asset holding company to retain and manage land assets of Public Enterprises that have been divested. The company is 100% owned by the Fiji Government.

All interest in land owned and held by FPCL and FSHIL was vested in Assets Fiji Pte Ltd. In turn, land assets required by FPCL and FSHIL for its core port operating activities and ship repairs/ maintenance subsequently had to be leased back.

The SPV – AFL was to be used in the future to hold and oversee the management of Government assets that were excluded from divestment transactions. The remaining land properties that were not related to port operations or core activities would be retained and managed by the AFL and any rent paid on these properties would be payable to the SPV.

Business Operations

AFL's main source of revenue is rental income. Rental income is generated through lease agreements of those land areas which are not core operations for FPCL and FSHIL.

In total there are 35 land titles that have been vested to AFL. These properties are strategically located near the Lautoka, Levuka and Suva port areas. Majority of AFL's tenants are located at the Rokobili Subdivision, Walu Bay, Suva as this whole area has been classified as non-core for FPCL's operations.

Other Assets

During the sale of former Government Printing & Stationary Department (GPSD) in 2018, Cabinet approved the transfer of GPSD land and building (located at Viria East Road, Vatuwaqa) to AFL as a property management company to oversee and manage on behalf of the Government.

The sale of GPSD was made to the consortium Serendib Investment Pte Ltd (comprised of Fijian Holding Ltd and Aitken Spence PLC). Given this is state land (crown lease), AFL leases the land from Director of Lands and subsequently subleases the proper

Assets Fiji Pte Limited aims to effectively manage, invest and realize full potential of the current and future assets.

Assets Fiji Leadership

Assets Fiji Board of Directors

Vimlesh Sagar

Shaheen Ali

David Solvalu

Assets Fiji Management Team

Karishma Kumar
Accounts Officer

Alex Lingam
Manager Finance and Administration

Timi Urunakairewa
Assets Management Officer

Chairman's Reports

It is an honor to present the Annual Report of Assets Fiji Pte Ltd (AFL) for the years 2016 to 2019.

Initial Establishment

In November 2015, the Cabinet announced part-privatization of Fiji Ports Corporation Pte Limited (FPCL) to allow for continued improvements, expansions, and modernization of Fiji's Port facilities.

The Fiji Government's divestment decision led to the formation of a partnership between Aitken Spence PLC (Aitken Spence) – a Sri Lankan entity, Fiji National Provident Fund (FNPF) and the shareholders of FPCL at that time (Ministry of Finance and Ministry of Public Enterprise).

The new part-privatized structure was a momentous decision which led to 80 percent of the total number of shares remaining in Fijian hands (Shareholding: Ministry of Public Enterprises controlling 41%, and Fiji National Provident Fund 39%, with Sri Lankan conglomerate Aitken Spence PLC controlling remaining 20%).

A part of Cabinet's decision was also to establish a new special purpose vehicle (SPV) that would become an asset holding company for the Government. This SPV was established at AFL.

An integral concept of the decision was that only the business (port operations) gets divested and the land asset to be separate from the core business operations. Further, all the returns from the use of the land property to remain 100% with Fiji through the new SPV.

Considering the above, all land required for core operations had to be leased-back to FPCL and Fiji Ships and Heavy Industries Ltd (FSHIL) – a subsidiary of FPCL; and the remaining land properties that were not related to port operations would be retained and managed by the SPV. All rental income paid on these properties would be payable to the SPV.

Transfer and Lease back

Following the establishment of AFL as a commercial company, all interest in land owned and held by FPCL and FSHIL was transferred to AFL through the Legal Notice 97 of 2015. The transferred properties are mostly strategic seaport areas situated in Lautoka, Levuka and Suva comprised of Freehold and Crown leaseholds.

Subsequently, a Master Lease Back Agreement was signed whereby AFL leased back all the properties required by FPCL and FSHIL for its core operations.

Following the legal transfer, FPCL continued to manage and administer the properties and tenants on behalf of AFL. The Ministry of Public Enterprises performed the Secretariat role on behalf of the Company until AFL was resourced.

Business Operations and Results

I am pleased to report that AFL has been operating profitably since its inception from the year 2016 to the financial ending 31 December 2019. The AFL's core rental revenue is generated from land properties which are not used by FPCL for its core port operations. Most of these tenants are based at Rokobili Subdivision, Walu Bay, Suva.

Key Performance Indicators

Year	2016	2017	2018	2019
Operating Revenue ($000)	1,317	1,173	1,115	1,218
Operating Expense (Including depreciation) ($000)	322	278	279	233
EBIT ($000)	995	895	836	985
Cash from operations ($000)	-	51	299	28
Return of Assets (%)	4.35	1.62	1.88	1.65
Return on Equity (%)	4.44	1.75	2.04	1.85
Current Ratio (Times)	2.67	2.90	3.06	2.93
Gearing Ratio (%)	2.13	7.88	8.60	11.63

Total revenue over the first four consecutive years has been stable in line with the lease agreements. Rental reassessments and reviews are conducted quinquennially. Operating expenditures in the initial years consisted mainly of administration costs paid to FPCL for managing the properties and tenants on behalf of AFL.

The AFL recorded an accumulated Net Profit After Tax (NPAT) of $3.39 million for the years 2016 to 2019. The Company's strong balance sheet consists of its strategic properties/assets valued at around $57.38 million. In addition, the Company has zero external borrowings and a current liquidity ratio of 2.9 at the end of the year 2019.

Other Assets

During the year 2018, AFL was appointed by the Fiji Government as a property management company when the former Government Printing and Stationary Department (GPSD) business was sold to consortium Serendib Investment Pte Ltd (a comprised of Fijian Holding Ltd and Aitken Spence PLC). The AFL took over the lease of the land property from the Director of Lands and subsequently subleased the property to Serendib Investment Pte Ltd.

Crucial Role

The Board is cognizant of the crucial stewardship role played by AFL in maximizing public asset value for the benefit to all Fijians. The successful implementation of our core role is essential to ensuring that AFL's future journey is one of sustainable growth and development. In this regard, AFL will continue to effectively manage, invest and realize the full potential of our assets.

It is incumbent upon us, as Directors, to act in the best interest of the Company with full regard for AFL as both a commercial entity, and one that functions as a national property management company.

Appreciation

I would like to take this time to thank the previous Directors of the Company who have enormously contributed to the establishment of the Company. The continued support of my fellow Directors, both previous and current, has been invaluable, and I greatly appreciate their collective experience and business acumen as we navigate the challenges and opportunities presented for the Company.

I also express my gratitude to the staff and management of FPCL for their hard work and commendable commitment throughout the year 2016 to 2019 in providing the administrative support to AFL.

I also take this opportunity to thank the Ministry of Finance and Ministry of Public Enterprises, our shareholders, for their continued support.

I look forward to the continued partnership and support of our stakeholders, as we embark on a new journey.

Shaheen Ali
Chairperson

Contents

ASSETS FIJI PTE LIMITED
FINANCIAL STATEMENTS
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

In accordance with a resolution of the Board of Directors, the Directors herewith submit the statement of financial position of Assets Fiji Pte Limited ("the Company") for the 14 month period ended 31 December 2016, the related statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year ended on that date and report as follows:

Directors

Directors at the date of this report are:

Shaheen Ali (Chairman)	Appointed 10 November 2015
David Solvalu (Director)	Appointed 27 April 2022
Vimlesh Sagar (Director)	Appointed 27 April 2022
David Kolitagane (Director)	Appointed 10 November 2015 resigned 17 March 2022
Kamni Naidu (Director)	Appointed 10 November 2015 resigned 7 March 2022

Principal Activities

The principle activities of the company are to retain, manage and lease out land assets. The company generates rental income through lease of land. There were no significant changes in the nature of activities of the Company during the year.

Trading Results

The operating profit for the 14 month period ended December 2016 year was $847,404 after an income tax expense of $211,852.

Dividends

No dividends were declared or paid during the 14 month period ended December 2016.

Bad and Doubtful Debts

The directors took reasonable steps before the Company's financial statements were made out to ascertain that all known bad debts were written off and adequate provision was made 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 inadequate to any substantial extent.

Current and Non-Current Assets

Prior to the completion of the financial statements of the Company, the Directors took reasonable steps to ascertain whether any current and 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 part of Fiji Government's divestment strategies and cabinet's approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ('FSHIL") under the Property, Plant and Equipment and Investment Property was vested in the Company as of that date. The Company in turn has leased the assets necessary for port operations back to FPCL and FSHIL. Ownership of all land interests will remain with the Company which in turn is 100% owned by the Fiji Government. The land title transfer and lease back agreement was also signed on the date commencing 13 November 2015 for a term of 50 years.

Apart from the matters disclosed above, as at the date of this report, the Directors are not aware of any circumstances, which would render the values attributed to the non current assets in the Company's financial statements misleading.

Unusual Transactions

Apart from these matters and other matters specifically referred to in the financial statements, 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 materially unusual nature likely, in the opinion of the Directors, to affect substantially the results of the operations of the Company in the current financial year, other than those reflected in the financial statements.

Directors' Benefits

No director of the Company has received or become entitled to receive a benefit by reason of a contract made by Company or related company with the director or with a firm of which he is a member, or with a company in which he has substantial financial interest.

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT *continued*
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

Going Concern

The financial statements of the Company have been prepared on a going concern basis. We consider the application of the going concern principle to be appropriate in the preparation of these financial statements as we believe that the Company has adequate funds to meet its liabilities as and when they fall due over the next twelve months.

Events Subsequent to Balance Date

(a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,317,084 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $250,631 was deducted.

b) Valuation of Land

The financial statement are the first set of financial statements for the company since commencing operations. Through Legal Notice 97 of 2015 made on the 13 Novemeber 2015, all interest in land owned by Fiji Ports Corporation Pte Ltd and Fiji Ships and Heavy Industries Pte Ltd were vested in the Company as of that date. The assets (land) were acquired for NIL consideration and fair values of the land were not determined at the time of transfer.

A valuation for all the land vested into the Company was performed by an independent external valuer on 10 February 2017 and valued on market value and at their highest and best use basis. The Company has legal ownership of the land for the major port facilities in Fiji. The land tenureship mostly consists of Freehold land while there are few Crown land. Land titles pending vesting have not been taken into account for fair value consideration.

(c) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant. The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year.

Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial period which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

Basis of Preparation

The financial statements of the Company have been drawn up in accordance with International Financial Reporting Standards and the requirements of law. The financial statements have been prepared under the historical cost convention.

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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director | Director

ASSETS FIJI PTE LIMITED
DIRECTORS' DECLARATION
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

This directors' declaration is required by the Companies Act 2015.

The Directors of Assets Fiji Pte Limited ("the Company") have made a resolution that declared:

(a) in the directors' opinion, the financial statements and notes of the Company for the 14 month period ended 31 December 2016:

  (i) give a true and fair view of the financial position of the Company for the 14 month period ended 31 December 2016 and of the performance of the Company for the 14 month period ended 31 December 2016; and

  (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; and

(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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

OFFICE OF THE AUDITOR GENERAL

Promoting Public Sector Accountability and Sustainability through our Audits

Level 1, Modyl Plaza
Karsanji St. Vatuwaqa
P. O. Box 2214, Government Buildings
Suva. Fiji

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E-mail: info@auditorgeneral.gov.fj
Website: www.oag.gov.fj

ASSETS FIJI PTE LIMITED

AUDITOR'S INDEPENDENCE DECLARATION TO THE DIRECTORS OF ASSETS FIJI PTE LIMITED

As auditor for the audit of Assets Fiji PTE Limited for the 14 months financial period ended 31 December 2016, I declare to the best of my knowledge and belief that there have been:

(a) No contravention of the auditor independence requirements of the Companies Act, 2015 in relation to the audit; and

(b) No contravention of any applicable code of conduct in relation to the audit.

This declaration is in respect to Assets Fiji PTE Limited during the year.

Sairusi Dukuno
ACTING AUDITOR-GENERAL

AUDITOR - GENERAL
FIJI

OFFICE OF THE AUDITOR GENERAL

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INDEPENDENT AUDITOR'S REPORT

Assets Fiji Pte Limited

Report on the Audit of the Financial Statements

Opinion

I have audited the accompanying financial statements of Assets Fiji Pte Limited ("the Company"), which comprise the Statement of Financial Position for the 14 months period ended 31 December 2016, the Statement of 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 significant accounting policies.

In my opinion, the accompanying financial statements give a true and fair view of the financial position of the Company for the 14 months period ended 31 December 2016, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

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

Other Information

The Management and Directors are responsible for the other information. The other information comprises the Directors' Report but does not include the financial statements and the auditor's report thereon.

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

In connection with my audit of the financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained during the audit, or otherwise appears to be materially misstated. If, based upon the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of those charged with governance for the Financial Statements

The Management and Directors are responsible for the preparation and fair presentation of the financial statements in accordance with IFRS and the Companies Act 2015, and for such internal control as the Management and Directors 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 Management and Directors is 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 board either intend to liquidate the Company or to cease activities, 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

My 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 my 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 and 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 the financial statements.

As part of an audit in accordance with ISA, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 organisation's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the Management and Directors 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 organisation's ability to continue as a going concern. If I conclude that material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures, are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the organisation 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.

Auditor's Responsibilities for the Audit of the Financial Statements (con't)

- I communicate with the Management and Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

- I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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

a) I have been given all information, explanations and assistance necessary for the conduct of the audit; and

b) The Company has kept financial records sufficient to enable the financial statements to be prepared and audited.

Sairusi Dukuno
ACTING AUDITOR-GENERAL

Suva, Fiji
26 September 2022

ASSETS FIJI PTE LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

	Notes	14 months to Dec 2016 $
Income		
Revenue - rental income		1,317,084
Other income	4	74,430
Finance Income		-
Total income		1,391,514
Administration and operating expenses	5	(332,258)
Finance cost		-
Total expenses		(332,258)
Profit before income tax		1,059,256
Income tax expense	7	(211,852)
Net profit after tax for the year		847,404
Other comprehensive income for the year		-
Total comprehensive income for the year		**847,404**

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
STATEMENT OF FINANCIAL POSITION
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

	Notes	14 months to Dec 2016 $
Assets		
Current assets		
Cash and cash equivalents	11	2
Prepayment and other receivables	8	1,358,341
Total current assets		**1,358,343**
Non-current assets		
Property, plant and equipment	10	23,003,275
Total non-current assets		**23,003,275**
Total assets		**24,361,618**
Liabilities and equity		
Current liabilities		
Other payables	9	296,505
Income tax payable	7	211,852
Total current liabilities		**508,357**
Total liabilities		**508,357**
Net assets		**23,853,261**
Shareholders' equity		
Share capital	12(a)	2
Capital re-organisation reserve	12(b)	23,005,855
Retained earnings		847,404
Total shareholders' equity		**23,853,261**

The above statement of financial position should be read in conjunction with the accompanying notes.

These financial statements are approved in accordance with a resolution of the Board of Directors.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

ASSETS FIJI PTE LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

	Note	14 months to Dec 2016 $
Share capital		
Beginning of the period		2
End of the period	12(a)	2
Capital re-organisation reserve		
Beginning of the period		23,005,855
End of the period	12(b)	23,005,855
Retained Earnings		
Beginning of the period		-
Net profit for the year		-
End of the period		-
Total equity		23,005,857

The above statement of changes in equity should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
STATEMENT OF CASH FLOWS
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

	Notes	14 months to Dec 2016 Inflows/ (Outflows) $
Cash flow from operating activities		
Cash receipts from government grants		-
Cash receipts from consent fees		-
Bank charges paid		-
Income tax paid		-
Net cash generated from operating activities		-
Investing Activities		
Purchases of property, plant and equipment		-
Net cash generated from investing activities		-
Financing Activities		
Cash receipt from issuing shares		2
Net cash generated from financing activities		2
Net movement in cash and cash equivalents		2
Cash and cash equivalents at the beginning of the year		-
Cash and cash equivalents at the end of the year	11	2

The above statement of cash flows should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

1 GENERAL INFORMATION

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ('FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date. The Company in turn has leased the assets necessary for port operations back to FPCL and FSHIL. Ownership of all land interests will remain with the Company which in turn is 100% owned by the Fiji Government. The land title transfer and lease back agreement was also signed on the date commencing 13 November 2015 for a term of 50 years.

The principle activities of the company is to retain, manage and lease out land assets. The company is a limited liability company incorporated and domiciled in the Republic of Fiji. The financial statements are the first set of financial statements for the company since commencing operations. The financial statements are for the period 13 November 2015 to 31 December 2016.

These financial statements were authorised for issue by the Board on 20 September 2022.

2 BASIS OF PREPARATION

a) Basis of preparation

The financial statements have been prepared on the basis of historical cost convention except where specifically stated. Cost is based on the fair values of the consideration given in exchange for assets.

In the application of IFRS, management is required to make judgements, estimates and assumptions about carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both the current and future period. Judgements made by management in the application of IFRS that have significant effects on the financial statement and estimates with a significant risk of material adjustments in the future periods are disclosed, where applicable, in the relevant notes to the financial statements.

b) Statement of compliance

The financial statements of the Company have been drawn up in accordance with the International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

c) Going concern

The financial statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

d) Functional and presentation currency

The Company operates in Fiji and hence its financial statements are presented in Fiji dollars rounded to the nearest dollar, which is the Company's functional and presentation currency.

e) Comparatives

Where necessary, amounts relating to prior years have been reclassified to facilitate comparison and achieve consistency in disclosure with current year amounts.

2 BASIS OF PREPARATION - continued

f) Standards issued but not yet effective

A number of new standards and amendments to standards and interpretations are effective for annual periods beginning after 1 January 2016 and have not been applied in preparing these financial statements. The company is yet to assess the impact of these standards and intends to adopt the standards no later than the accounting period in which the standards become effective.

Reference	Summary	Application Date
IFRS 9 'Financial instruments'	This standard replaces the guidance in IAS 39. It includes requirements on the classification and measurement of financial assets and liabilities; it also includes an expected credit losses model that replaces the current incurred loss impairment model.	Annual periods beginning on or after 1 January 2018
Amendments to IFRS 9, 'Financial instruments'	This amendment confirm that when a financial liability measured at amortised cost is modified without this resulting in de-recognition, a gain or loss should be recognised immediately in profit or loss. The gain or loss is calculated as the difference between the original contractual cash flows and the modified cash flows discounted at the original effective interest rate. This means that the difference cannot be spread over the remaining life of the instrument which may be a change in practice from IAS 39.	1 January 2019
IFRS 15 ' Revenue from contracts with customers'	IFRS 15, 'Revenue from contracts with customers' is a converged standard from the IASB and FASB on revenue recognition. The standard will improve comparability of the top line in financial statements globally.	Annual periods beginning on or after 1 January 2018
Amendment to IFRS 15, 'Revenue from contracts with customers	These amendments comprises clarifications of the guidance on identifying performance obligations, accounting for licenses of intellectual property and the principal versus agent assessment (gross versus net revenue presentation). New and amended illustrative examples have been added for each of those areas of guidance. The IASB has also included additional practical expedients related to transition to the new revenue standard.	Annual periods beginning on or after 1 January 2018
IFRS 16 'Leases'	This standard replaces the current guidance in IAS 17 and is a far reaching change in accounting by leases in particular. Under IAS 17, lessees were required to make a distinction between a finance lease (on balance sheet) and an operating lease (off balance sheet). IFRS 16 now requires lessees to recognise a lease liability reflecting future lease payments and a 'right-of-use asset' for virtually all lease contracts. The IASB has included an optional exemption for certain short-term leases and leases of low-value assets; however, this exemption can only be applied by lessees. For lessors, the accounting stays almost the same. However, as the IASB has updated the guidance on the definition of a lease (as well as the guidance on the combination and separation of contracts), lessors will also be affected by the new standard. At the very least, the new accounting model for lessees is expected to impact negotiations between lessors and lessees. Under IFRS 16, a contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.	Annual periods beginning on or after 1 January 2019

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies adopted by the Company are stated to assist in a general understanding of these financial statements.

a) Cash and cash equivalents

Cash and cash equivalents comprises cash at bank and on hand and short term deposits with an original maturity of three months or less. For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

b) Property, plant and equipment

Land is shown at fair value, based on valuations by external independent valuers. Valuations are performed with sufficient regularity to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Any amortisation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount of the asset. All other property, plant and equipment are shown at cost less subsequent depreciation and impairment. Cost includes expenditure that is directly attributable to the acquisition of the item.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are expensed in the statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land is credited to other comprehensive income and shown as other reserves in shareholders' equity. Decreases that offset previous increases of the same asset are charged in other comprehensive income and debited against other reserves directly in equity; all other decreases are charged to the statement of profit or loss and other comprehensive income.

Depreciation is calculated using the straight-line method to allocate the cost of each asset to its residual value over its estimated useful life. The principal annual rates in use are:

Leasehold improvements	2.5% - 4%
Office furniture, fittings and equipment	12.5%
Motor vehicles	25%
Plant and equipment	20%
Computers	25%

Major renovations are depreciated over the remaining useful life of the related asset or to the date of the next major renovation, whichever is sooner.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposal are determined by comparing proceeds with carrying amount and are included in the statement of profit or loss and other comprehensive income.

Borrowing costs incurred for the construction of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed.

c) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and reliable estimate can be made of the amount of the obligation.

Where the Company expects a provision to be reimbursed, the reimbursement is recognised as a separate asset but only when reimbursement is virtually certain. If the effect of time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as an expense.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

d) Financial Assets

The Company classifies its financial assets as loans and receivables and held-to-maturity investments. The classification depends on the nature and purpose for which the financial assets were acquired and is determined at the time of initial recognition.

Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in the active market. They are included in current assets, except for maturities greater than 12 months after the balance date. These are classified as non-current assets. The Company's loans and receivable comprises 'other receivables' and 'cash and cash equivalents' in the statement of financial position (Note 8 and Note 11 respectively).

e) Employee entitlements

Wages and salaries

Liabilities for wages and salaries are expected to be settled within 12 months of the reporting date and are accrued up to the reporting date.

Annual Leave

The liability for annual leave is recognised in the provision for employee entitlements. These benefits are expected to be settled within 12 months are measured at their nominal values using the remuneration rate expected to apply at the time of the settlement.

Defined contribution plan

Contributions to Fiji National Provident Fund (FNPF) are expensed when incurred.

f) Value Added Tax (VAT)

Revenue, expenses and assets are recognised net of the amount of value added tax except:

- where the value added tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the VAT is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

- receivables and payables that are stated with the amount of VAT included.

The net amount of VAT recoverable from, or payable to, the taxation authority is included as part of other assets or other payables in the statement of financial position.

g) Income tax

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance date.

Current income tax relating to items recognised directly in equity is recognised in equity and not in profit or loss.

Deferred income tax

Deferred income tax is provided, using the liability method, on all temporary differences at the balance date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax liabilities are recognised for all taxable temporary differences:

- except where the deferred income tax liability arises from goodwill, amortisation or the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interest in joint ventures, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

h) Other payables

Payables are recognised when the Company becomes obliged to make future payments resulting from the purchase of goods and services.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

i) Other receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for impairment. An allowance for impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivable is impaired. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the statement of profit and loss within administration and operating expenses.

When a trade receivable is uncollectible, it is written off against the allowance account for trade receivables. Subsequent recoveries of amount previously written off are credited to other revenue in the statement of profit or loss.

j) Revenue

Revenue represents rental income earned from leasing occupiable land space to tenants. Revenue is recognised from the effective date of the tenancy agreement at the specified rental rate agreed.

k) Government grants and deferred income

This relates to the monetary contributions from the Government of Fiji. Monetary grants have been allocated through the national budget for operational support for the Company.

Cash contributions are initially recognised as deferred income and are then recognised in the profit or loss on a systematic basis in the same periods in which the expenses are recognised.

l) Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the statement of profit or loss and other comprehensive income on a straight line basis over the period of the lease.

4. OTHER INCOME

	14 months to Dec 2016 $
Government Grant	-
Other income - Lease recharges	74,430
Total other income	74,430

5. PROFIT BEFORE INCOME TAX

Profit before income tax has been determined after charging the following expenses:

	14 months to Dec 2016 $
Accounting fees - Audit	10,286
Accounting fees - Other	3,960
Amortisation - Crown lease land	2,580
Electricity	2,168
Repairs and maintenance	48,224
Property rent and rates	89,381
Property insurance	43,951
Administration Fees*	131,708
	332,258

*See note 6 for details

6. ADMINISTRATION BY FIJI PORTS CORPORATION PTE LTD

Following the divestment of Fiji Ports Corporation Pte Ltd (FPCL) and vesting of land to the Company, there were no immediate staff or management to manage the properties and overall business operations. The directors of the Company engaged FPCL, at a predetermined administration fee, to carry out the administrative and property management tasks on behalf of the Company. These tasks included invoicing, receipting, making payments, attend to tenant queries and property maintenance.

As a result, all rent collected during the financial year were retained by FPCL and disclosed as other receivables at year end. Expenses incurred during the year by the Company were paid by FPCL and are recorded as other payables at year end. The rent receivable and expenses payable subsequently gets cleared. Refer to Note 20 (a).

7. INCOME TAX EXPENSE

	14 months to Dec 2016 $
(a) Current Tax	
Current year	211,852
(Over)/under provision in prior years	-
	211,852
Deferred Tax	
Origination and reversal of temporary differences	-
(Over)/under provision in prior years	-
	-
Income tax expense	211,852
(b) Reconciliation of effective tax	
Profit before income tax	-
Prima facie income tax expense at 20%	-
Effect of permanent differences	-
(Over)/under provision in prior years	-
	-
(c) Recognition of deferred tax, net	
Receivables	-
Property, Plant & Equipment	-
	-

Movement in deferred taxes during the year	Beginning of the period	Recognised in Profit and Loss	31 December 2016
Receivables	-	-	-
Property, Plant & Equipment	-	-	-
	-	-	-

(d) Current tax asset / liability	14 months to Dec 2016
Beginning of the period	-
Current tax expense	211,852
(Over)/under provision in prior years	-
Payments made during the year	-
Balance as at 31 December	211,852

8. PREPAYMENT AND OTHER RECEIVABLE

	14 months to Dec 2016 $
Rent collected - receivable from FPCL*	1,317,084
Security deposits- receivable from FPCL	29,728
Insurance Prepayment	9,629
VAT Receivable	1,900
	1,358,341

*Fiji Ports Corporation Pte Limited (FPCL) carried out the administrative tasks of invoicing and collecting rent on behalf of the Company. The rent is retained by FPCL is subsequently transferred. See note 20 (a).

9. OTHER PAYABLES

	14 months to Dec 2016 $
Expenses incurred - payable to FPCL*	250,631
Security deposits received in advance - payable to tenants	29,728
Accruals - accounting fees	16,146
	296,505

Expenses incurred for the period 14 months to December 2016 were paid by Fiji Ports Corporation Pte Ltd and is reimbursed after year end. See note 20 (a).

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR THE 14 MONTH PERIOD ENDED 31 DECEMBER 2016

10. PROPERTY, PLANT AND EQUIPMENT

	14 months to Dec 2016
	$
Freehold Land	
Cost:	
Beginning of the period	21,819,169
At 31 December	21,819,169
Leasehold land	
Cost:	
Beginning of the period	1,186,686
At 31 December	1,186,686
Depreciation and impairment	
Beginning of the period	-
Amortisation charge for the year	(2,580)
At 31 December	(2,580)
TOTAL	
Cost:	-
At 1 January	23,005,855
Additions	-
Disposal	-
At 31 December	23,005,855
Depreciation and impairment	
At 1 January	-
Amortisation charge for the year	(2,580)
At 31 December	(2,580)
Net book value - total	23,003,275

Land is recognised at fair value based on periodic, but at least quinquennial, valuations by external independent valuers. The revaluation surplus net of applicable deferred income taxes is credited to asset revaluation reserve in shareholders equity. At the end of each reporting period, the directors update their assessment of the fair value of each property, taking into account the most recent independent valuations. The directors determine a property's value within a range of reasonable fair value estimates. All other property, plant and equipment is recognised at historical cost less depreciation.

The financial statement are the first set of financial statements for the company since commencing operations. Through Legal Notice 97 of 2015 made on the 13 Novemeber 2015, all interest in land owned by Fiji Ports Corporation Pte Ltd and Fiji Ships and Heavy Industries Pte Ltd were vested in the Company as of that date. The assets were acquired for NIL consideration and fair values of the land were not determined at the time of transfer. Assets are stated at predecessor carrying values for the inital period ending 14 months to December 2016 but are subsequently fair valued through a valuation by external independent valuer. More details of the valuation are disclosed in the Subsequent Note.

11. CASH AND CASH EQUIVALENTS

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and at bank. Cash and cash equivalents at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the statement of financial position as follows:

	14 months to Dec 2016
	$
Cash on hand	2
Cash at bank	-
	2

During the year a total of $1,317,084 rent was collected and retained by Fiji Ports Corporation Pte Ltd. The cash collected is subsequently transferred into the Company's bank account. See note 20 (a).

12. CAPITAL AND RESERVES

	14 months to Dec 2016 $
(a) Issued and Paid up Capital	
2 ordinary shares	2
(b) Capital re-organisation reserve	
Balance at beginning of period	-
Assets transferred through divestment	23,005,855
Closing balance	23,005,855

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ('FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date.

The Company elected to measure the land and improvements at their carrying amounts prior to reorganisation without fair value uplift.

No consideration was transferred as part of the reorganization, resulting in the carrying amount of the land and improvements being recorded in the capital re-organisation reserve.

13. RELATED PARTIES

(a) Directors

The names of persons who were directors of the Company during the period 14 months to December 2016 are as follows:

Shaheen Ali (Chairman)
David Kolitangane
Kamni Naidu
Sangeeta Chand

The directors were not entitled to any remuneration during the period 14 months to December 2016.

(b) Key Management personnel

Key Management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly (whether executive or otherwise) of the Company.

During the period ending 14 months to December 2016, there were no key management personnel or staff for the Company. The directors of the company had engaged Fiji Ports Corporation Pte Limited (FPCL) to perform the book keeping and operational task on behalf of the Company while the Department of Public Enterprise was the secretariat.

14. FINANCIAL RISK MANAGEMENT

Risk management framework
The Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect in market conditions and the Company activities.

Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's cash at bank, other receivables and investment in term deposits.

The Company has not entered into any significant contractual obligations with a customer nor is a counter party to a financial instrument that may lead to credit risk exposure.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. 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.

There were no significant contractual maturities of financial liabilities as at the reporting date.

14. FINANCIAL RISK MANAGEMENT - Continued

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 management is to manage and control market risk exposure within acceptable parameters, while optimising the return.

At the reporting date, the Company has not entered into any interest-bearing financial instruments.

15. CAPITAL MANAGEMENT

The Company's capital includes share capital, capital re-organisation reserve and retained earnings.

The Company's policy is to maintain a strong capital base to sustain future development of the business.

The Company is not subject to any externally imposed capital requirements. The Company's policies with respect to capital management are reviewed regularly by the Board of Directors.

There have been no material changes in the Company's management of capital during the year.

16. OPERATING LEASE COMMITMENTS

a) Company as a Lessee
The Company has six Crown Lease Titles under its name with Director of Lands. These constitute the lease of land for use by Fiji Ports Corporation Pte Limited and Fiji Ships and Heavy Industries Pte Limited. The terms of the leases are between 53 to 99 years. Under these agreements, rentals are payable as follows:

	14 months to Dec 2016 $
Less than one year	74,430
Between one to 5 years	297,720
Over five years	5,488,456
Total	5,860,606

b) Company as a Lessor
The company leases various commercial outlets. The terms of the agreements are between 5 to 75 years. Under these agreements, rentals are receivable as follows:

	14 months to Dec 2016 $
Less than one year	915,169
Between one to 5 years	3,660,676
Over five years	23,344,719
Total	27,920,564

17. CAPITAL COMMITMENTS

There were no capital commitments for the period ending 14 months to December 2016.

18. CONTINGENT ASSETS

Upon enquiry, it has been probable that special license No.1348 and 9 pending land titles from Fiji Ports Corporation Pte Limited will be vested to Assets Fiji Pte Limited. The details of these 9 pending land titles are: CT 35539, CL 6085, CT 39855, LD 27/6/1-2 ND 4770, DP5244/3595, ND 550/3238, LD 60/938, CL 16260 and CL 13946.

Accordingly, Clause 2 (3) of the said Legal notice No. 97 indicated that 1 special license currently leased to Fiji Ships & Heavy Industries Pte Limited was supposed to have been vested to Assets Fiji Pte Limited. Special license No.1348 relates to Fiji Ships and Heavy Industries Pte Limited - Waterways.

As it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the financial statements of the period in which the change occurs. As at 31 December 2016, the special license is assessed continually to ensure that developments are appropriately reflected in the financial statements

19. CONTINGENT LIABILITIES

There were no contingent liabilities for the period ending 14 months to December 2016.

20. EVENTS SUBSEQUENT TO BALANCE DATE

a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,317,084 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $250,631 was deducted.

b) Valuation of Land

The financial statement are the first set of financial statements for the company since commencing operations. Through Legal Notice 97 of 2015 made on the 13 Novemeber 2015, all interest in land owned by Fiji Ports Corporation Ltd and Fiji Ships and Heavy Industries Ltd were vested in the Company as of that date. The assets (land) were acquired for NIL consideration and fair values of the land were not determined at the time of transfer.

A valuation for all the land vested into the Company was performed by an independent external valuer on 10 February 2017 and valued on market value and at their highest and best use basis. The Company has legal ownership of the land for the major port facilities in Fiji. The land tenureship mostly consists of Freehold land while there are few Crown land. Land titles pending vesting have not been taken into account for fair value consideration.

c) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant.

The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year.

Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial period which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

21. COMPANY DETAILS

The Company is incorporated and domiciled in Fiji and its registered office is located at:

82 Robertson Road
Unity House
Suva
Fiji

ASSETS FIJI PTE LIMITED
FINANCIAL STATEMENTS
FOR YEAR ENDED 31 DECEMBER 2017

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT
FOR YEAR ENDED 31 DECEMBER 2017

In accordance with a resolution of the Board of Directors, the Directors herewith submit the statement of financial position of Assets Fiji Pte Limited ("the Company") for the year ended 31 December 2017, the related statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year ended on that date and report as follows:

Directors

Directors at the date of this report are:

Shaheen Ali (Chairman)	Appointed 10 November 2015
David Solvalu (Director)	Appointed 27 April 2022
Vimlesh Sagar (Director)	Appointed 27 April 2022
David Kolitagane (Director)	Appointed 10 November 2015 resigned 17 March 2022
Kamni Naidu (Director)	Appointed 10 November 2015 resigned 7 March 2022
Sangeeta Chand (Director)	Appointed 3 March 2017, resigned 11 March 2018

Principal Activities

The principal activities of the Company are to retain and manage land assets. The company generates rental income through lease of land. There were no significant changes in the nature of activities of the Company during the year.

Trading Results

The operating profit for the year ended December 2017 year was $776,582 (14 month period ended December 2016: $847,404) after an income tax expense of $194,146 for the year ended December 2017 (14 month period ended December 2016: $211,852).

Dividends

No dividends were declared or paid during the year ended December 2017 (14 month period ended December 2016: NIL).

Bad and Doubtful Debts

The directors took reasonable steps before the Company's financial statements were made out to ascertain that all known bad debts were written off and adequate provision was made 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 inadequate to any substantial extent.

Current and Non-Current Assets

Prior to the completion of the financial statements of the Company, the Directors took reasonable steps to ascertain whether any current and 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 part of Fiji Government's divestment strategies and cabinet's approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ("FSHIL") under the Property, Plant and Equipment and Investment Property was vested in the Company as of that date. The Company in turn has leased the assets necessary for port operations back to FPCL and FSHIL. Ownership of all land interests will remain with the Company which in turn is 100% owned by the Fiji Government. The land title transfer and lease back agreement was also signed on the date commencing 13 November 2015 for a term of 50 years.

Apart from the matters disclosed above, as at the date of this report, the Directors are not aware of any circumstances, which would render the values attributed to the non current assets in the Company's financial statements misleading.

Unusual Transactions

Apart from these matters and other matters specifically referred to in the financial statements, 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 materially unusual nature likely, in the opinion of the Directors, to affect substantially the results of the operations of the Company in the current financial year, other than those reflected in the financial statements.

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT *continued*
FOR YEAR ENDED 31 DECEMBER 2017

Directors' Benefits

No director of the Company has, since the end of the previous financial period, received or become entitled to receive a benefit by reason of a contract made by Company or related company with the director or with a firm of which he is a member, or with a company in which he has substantial financial interest.

Going Concern

The financial statements of the Company have been prepared on a going concern basis. We consider the application of the going concern principle to be appropriate in the preparation of these financial statements as we believe that the Company has adequate funds to meet its liabilities as and when they fall due over the next twelve months.

Events Subsequent to Balance Date

(a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,173,244 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $117,649 was deducted.

(b) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant. The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year.

Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial year which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

Basis of Preparation

The financial statements of the Company have been drawn up in accordance with International Financial Reporting Standards and the requirements of law. The financial statements have been prepared under the historical cost convention.

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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

ASSETS FIJI PTE LIMITED
DIRECTORS' DECLARATION
FOR YEAR ENDED 31 DECEMBER 2017

This directors' declaration is required by the Companies Act 2015.

The Directors of Assets Fiji Pte 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 December 2017:

(i) give a true and fair view of the financial position of the Company as at 31 December 2017 and of the performance of the Company for the year ended 31 December 2017; and

(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; and

(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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

OFFICE OF THE AUDITOR GENERAL

Promoting Public Sector Accountability and Sustainability through our Audits

Level 1, Modyl Plaza
Karsanji St. Vatuwaqa
P. O. Box 2214, Government Buildings
Suva. Fiji

Telephone: (679) 330 9032
E-mail: info@auditorgeneral.gov.fj
Website: www.oag.gov.fj

ASSETS FIJI PTE LIMITED

AUDITOR'S INDEPENDENCE DECLARATION TO THE DIRECTORS OF ASSETS FIJI PTE LIMITED

As auditor for the audit of Assets Fiji PTE Limited for the financial year ended 31 December 2017, I declare to the best of my knowledge and belief that there have been:

(a) No contravention of the auditor independence requirements of the Companies Act, 2015 in relation to the audit; and

(b) No contravention of any applicable code of conduct in relation to the audit.

This declaration is in respect to Assets Fiji PTE Limited during the year.

Sairusi Dukuno
ACTING AUDITOR-GENERAL

AUDITOR - GENERAL * FIJI *

Level 1, Modyl Plaza
Karsanji St. Vatuwaqa
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INDEPENDENT AUDITOR'S REPORT

Assets Fiji Pte Limited

Report on the Audit of the Financial Statements

Opinion

I have audited the accompanying financial statements of Assets Fiji Pte Limited ("the Company"), which comprise the Statement of Financial Position as at 31 December 2017, the Statement of 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 significant accounting policies.

In my opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2017, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

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

Other Information

The Management and Directors are responsible for the other information. The other information comprises the Directors' Report but does not include the financial statements and the auditor's report thereon.

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

In connection with my audit of the financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained during the audit, or otherwise appears to be materially misstated. If, based upon the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of those charged with governance for the Financial Statements

The Management and Directors are responsible for the preparation and fair presentation of the financial statements in accordance with IFRS and the Companies Act 2015, and for such internal control as the Management and Directors 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 Management and Directors is 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 board either intend to liquidate the Company or to cease activities, 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

My 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 my 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 and 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 the financial statements.

As part of an audit in accordance with ISA, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 organisation's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the Management and Directors 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 organisation's ability to continue as a going concern. If I conclude that material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures, are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the organisation 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.

Auditor's Responsibilities for the Audit of the Financial Statements (con't)

- I communicate with the Management and Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

- I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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

a) I have been given all information, explanations and assistance necessary for the conduct of the audit; and

b) The Company has kept financial records sufficient to enable the financial statements to be prepared and audited.

Sairusi Dukuno
ACTING AUDITOR-GENERAL

Suva, Fiji
26 September 2022

ASSETS FIJI PTE LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR YEAR ENDED 31 DECEMBER 2017

	Notes	12 months to Dec 2017 $	14 months to Dec 2016 $
Income			
Revenue - rental income		1,173,244	1,317,084
Other income	4	75,330	74,430
Finance Income		464	-
Total income		1,249,038	1,391,514
Administration and operating expenses	5	(278,218)	(332,258)
Finance cost		(92)	-
Total expenses		(278,310)	(332,258)
Profit before income tax		970,728	1,059,256
Income tax expense	7	(194,146)	(211,852)
Net profit after tax for the year		776,582	847,404
Other comprehensive income for the year			
Revaluation of land	10	30,936,731	-
Total comprehensive income for the year		31,713,313	847,404

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
STATEMENT OF FINANCIAL POSITION
FOR YEAR ENDED 31 DECEMBER 2017

	Notes	12 months to Dec 2017 $	14 months to Dec 2016 $
Assets			
Current assets			
Cash and cash equivalents	11	51,355	2
Prepayment and other receivables	8	2,532,964	1,358,341
Total current assets		**2,584,319**	**1,358,343**
Non-current assets			
Property, plant and equipment	10	57,361,945	23,003,275
Total non-current assets		**57,361,945**	**23,003,275**
Total assets		**59,946,264**	**24,361,618**
Liabilities and equity			
Current liabilities			
Other payables	9	486,278	296,505
Income tax payable	7	405,998	211,852
Total current liabilities		**892,276**	**508,357**
Non-current liabilities			
Deferred tax liability	7	3,437,414	
Deferred Income	12	50,000	-
Total non current liabilities		**3,487,414**	**-**
Total liabilities		**4,379,690**	**508,357**
Net assets		**55,566,574**	**23,853,261**
Shareholders' equity			
Share capital	13(a)	2	2
Capital re-organisation reserve	13(b)	23,005,855	23,005,855
Revaluation Reserve	13(c)	30,936,731	-
Retained earnings		1,623,986	847,404
Total shareholders' equity		**55,566,574**	**23,853,261**

The above statement of financial position should be read in conjunction with the accompanying notes.

These financial statements are approved in accordance with a resolution of the Board of Directors.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

ASSETS FIJI PTE LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR YEAR ENDED 31 DECEMBER 2017

	Notes	12 months to Dec 2017 $	14 months to Dec 2016 $
Share capital			
Beginning of the period		2	2
End of the period	13(a)	2	2
Capital re-organisation reserve			
Beginning of the period		23,005,855	23,005,855
End of the period	13(b)	23,005,855	23,005,855
Revaluation reserve			
Beginning of the period		-	-
Other comprehensive income - revaluation surplus		30,936,731	
End of the period	13(c)	30,936,731	-
Retained Earnings			
Beginning of the period		847,404	-
Net profit for the year		776,582	847,404
End of the period		1,623,986	847,404
Total equity		55,566,574	23,853,261

ASSETS FIJI PTE LIMITED
STATEMENT OF CASH FLOWS
FOR YEAR ENDED 31 DECEMBER 2017

	Notes	12 months to Dec 2017 Inflows/ (Outflows) $	14 months to Dec 2016 Inflows/ (Outflows) $
Cash flow from operating activities			
Cash receipts from government grants		50,000	-
Cash receipts from consent fees		981	-
Bank charges paid		(92)	-
Interest received		464	-
Income tax paid		-	-
Net cash generated from operating activities		51,353	-
Investing Activities			
Purchases of property, plant and equipment		-	-
Net cash generated from investing activities		-	-
Financing Activities			
Cash receipt from issuing shares		-	2
Net cash generated from financing activities		-	2
Net movement in cash and cash equivalents		51,353	2
Cash and cash equivalents at the beginning of the year		2	-
Cash and cash equivalents at the end of the year	11	51,355	2

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED 31 DECEMBER 2017

1 GENERAL INFORMATION

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ('FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date. The Company in turn has leased the assets necessary for port operations back to FPCL and FSHIL. Ownership of all land interests will remain with the Company which in turn is 100% owned by the Fiji Government. The land title transfer and lease back agreement was also signed on the date commencing 13 November 2015 for a term of 50 years.

The principle activities of the company is to retain, manage and lease out land assets. The company is a limited liability company incorporated and domiciled in the Republic of Fiji.

These financial statements of the Company were authorised for issue by the Board of Directors on 20 September 2022

2 BASIS OF PREPARATION

a) Basis of preparation

The financial statements have been prepared on the basis of historical cost convention except where specifically stated. Cost is based on the fair values of the consideration given in exchange for assets.

In the application of IFRS, management is required to make judgements, estimates and assumptions about carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both the current and future period. Judgements made by management in the application of IFRS that have significant effects on the financial statement and estimates with a significant risk of material adjustments in the future periods are disclosed, where applicable, in the relevant notes to the financial statements.

b) Statement of compliance

The financial statements of the Company have been drawn up in accordance with the International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board ("IASB").

c) Going concern

The financial statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

d) Functional and presentation currency

The Company operates in Fiji and hence its financial statements are presented in Fiji dollars rounded to the nearest dollar, which is the Company's functional and presentation currency.

e) Comparatives

Where necessary, amounts relating to prior years have been reclassified to facilitate comparison and achieve consistency in disclosure with current year amounts.

2 BASIS OF PREPARATION - continued

f) Standards issued but not yet effective

A number of new standards and amendments to standards and interpretations are effective for annual periods beginning after 1 January 2017 and have not been applied in preparing these financial statements. The company is yet to assess the impact of these standards and intends to adopt the standards no later than the accounting period in which the standards become effective.

Reference	Summary	Application Date
IFRS 9 'Financial instruments'	This standard replaces the guidance in IAS 39. It includes requirements on the classification and measurement of financial assets and liabilities; it also includes an expected credit losses model that replaces the current incurred loss impairment model.	Annual periods beginning on or after 1 January 2018
Amendments to IFRS 9, 'Financial instruments'	This amendment confirm that when a financial liability measured at amortised cost is modified without this resulting in de-recognition, a gain or loss should be recognised immediately in profit or loss. The gain or loss is calculated as the difference between the original contractual cash flows and the modified cash flows discounted at the original effective interest rate. This means that the difference cannot be spread over the remaining life of the instrument which may be a change in practice from IAS 39.	1 January 2019
IFRS 15 ' Revenue from contracts with customers'	IFRS 15, 'Revenue from contracts with customers' is a converged standard from the IASB and FASB on revenue recognition. The standard will improve comparability of the top line in financial statements globally.	Annual periods beginning on or after 1 January 2018
Amendment to IFRS 15, 'Revenue from contracts with customers	These amendments comprise clarifications of the guidance on identifying performance obligations, accounting for licenses of intellectual property and the principal versus agent assessment (gross versus net revenue presentation). New and amended illustrative examples have been added for each of those areas of guidance. The IASB has also included additional practical expedients related to transition to the new revenue standard.	Annual periods beginning on or after 1 January 2018
IFRS 16 'Leases'	This standard replaces the current guidance in IAS 17 and is a far reaching change in accounting by leases in particular. Under IAS 17, lessees were required to make a distinction between a finance lease (on balance sheet) and an operating lease (off balance sheet). IFRS 16 now requires lessees to recognise a lease liability reflecting future lease payments and a 'right-of-use asset' for virtually all lease contracts. The IASB has included an optional exemption for certain short-term leases and leases of low-value assets; however, this exemption can only be applied by lessees. For lessors, the accounting stays almost the same. However, as the IASB has updated the guidance on the definition of a lease (as well as the guidance on the combination and separation of contracts), lessors will also be affected by the new standard. At the very least, the new accounting model for lessees is expected to impact negotiations between lessors and lessees. Under IFRS 16, a contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.	Annual periods beginning on or after 1 January 2019

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR YEAR ENDED 31 DECEMBER 2017

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies adopted by the Company are stated to assist in a general understanding of these financial statements. The accounting policies adopted are consistent with those of the previous year except as stated otherwise.

a) Cash and cash equivalents

Cash and cash equivalents comprises cash at bank and on hand and short term deposits with an original maturity of three months or less. For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

b) Property, plant and equipment

Land is shown at fair value, based on valuations by external independent valuers. Valuations are performed with sufficient regularity to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Any amortisation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount of the asset. All other property, plant and equipment are shown at cost less subsequent depreciation and impairment. Cost includes expenditure that is directly attributable to the acquisition of the item.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are expensed in the statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land is credited to other comprehensive income and shown as other reserves in shareholders' equity. Decreases that offset previous increases of the same asset are charged in other comprehensive income and debited against other reserves directly in equity; all other decreases are charged to the statement of profit or loss and other comprehensive income.

Depreciation is calculated using the straight-line method to allocate the cost of each asset to its residual value over its estimated useful life. The principal annual rates in use are:

Leasehold improvements	2.5% - 4%
Office furniture, fittings and equipment	12.5%
Motor vehicles	25%
Plant and equipment	20%
Computers	25%

Major renovations are depreciated over the remaining useful life of the related asset or to the date of the next major renovation, whichever is sooner.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposal are determined by comparing proceeds with carrying amount and are included in the statement of profit or loss and other comprehensive income.

Borrowing costs incurred for the construction of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed.

c) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and reliable estimate can be made of the amount of the obligation.

Where the Company expects a provision to be reimbursed, the reimbursement is recognised as a separate asset but only when reimbursement is virtually certain. If the effect of time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as an expense.

d) Financial Assets

The Company classifies its financial assets as loans and receivables. The classification depends on the nature and purpose for which the financial assets were acquired and is determined at the time of initial recognition.

Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in the active market. They are included in current assets, except for maturities greater than 12 months after the balance date. These are classified as non-current assets. The Company's loans and receivable comprise 'other receivables' and 'cash and cash equivalents' in the statement of financial position (Note 8 and Note 11 respectively).

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

e) Employee entitlements

Wages and salaries

Liabilities for wages and salaries are expected to be settled within 12 months of the reporting date and are accrued up to the reporting date.

Annual Leave

The liability for annual leave is recognised in the provision for employee entitlements. These benefits are expected to be settled within 12 months are measured at their nominal values using the remuneration rate expected to apply at the time of the settlement.

Defined contribution plan

Contributions to Fiji National Provident Fund (FNPF) are expensed when incurred.

f) Value Added Tax (VAT)

Revenue, expenses and assets are recognised net of the amount of value added tax except:

- where the value added tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the VAT is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

- receivables and payables that are stated with the amount of VAT included.

The net amount of VAT recoverable from, or payable to, the taxation authority is included as part of other assets or other payables in the statement of financial position.

g) Income tax

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance date.

Current income tax relating to items recognised directly in equity is recognised in equity and not in profit or loss.

Deferred income tax

Deferred income tax is provided, using the liability method, on all temporary differences at the balance date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax liabilities are recognised for all taxable temporary differences:

- except where the deferred income tax liability arises from goodwill, amortisation or the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interest in joint ventures, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

h) Other payables

Payables are recognised when the Company becomes obliged to make future payments resulting from the purchase of goods and services.

i) Other receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for impairment. An allowance for impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivable is impaired. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the statement of profit and loss within administration and operating expenses.

When a trade receivable is uncollectible, it is written off against the allowance account for trade receivables. Subsequent recoveries of amount previously written off are credited to other revenue in the statement of profit or loss.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

j) Revenue

Revenue represents rental income earned from leasing occupiable land space to tenants. Revenue is recognised from the effective date of the tenancy agreement at the specified rental rate agreed.

k) Government grants and deferred income

This relates to the monetary contributions from the Government of Fiji. Monetary grants have been allocated through the national budget for operational support for the Company based on Cabinet decisions.

Cash contributions are initially recognised as deferred income and are then recognised in the profit and or loss on a systematic basis in the same periods in which the expenses are recognised.

l) Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the statement of profit or loss and other comprehensive income on a straight line basis over the period of the lease.

4. OTHER INCOME

	12 months to Dec 2017 $	14 months to Dec 2016 $
Government Grant	-	-
Consent fees	900	
Other income - Lease recharges	74,430	74,430
Total other income	75,330	74,430

5. PROFIT BEFORE INCOME TAX

Profit before income tax has been determined after charging the following expenses:

	12 months to Dec 2017 $	14 months to Dec 2016 $
Accounting fees - Audit	2,360	10,286
Accounting fees - Other	8,304	3,960
Amortisation - Crown lease land	15,475	2,580
Electricity	1,824	2,168
Repairs and maintenance	4,577	48,224
Property rent & rates	89,303	89,381
Property insurance	39,051	43,951
Administration fees*	117,324	131,708
	278,218	332,258

*See note 6 for details

6. ADMINISTRATION BY FIJI PORTS CORPORATION PTE LTD

Following the divestment of Fiji Ports Corporation Pte Ltd (FPCL) and vesting of land to the Company, there were no immediate staff or management to manage the properties and overall business operations. The directors of the Company engaged FPCL, at a predetermined administration fee, to carry out the administrative and property management tasks on behalf of the Company. These tasks included invoicing, receipting, making payments, attend to tenant queries and property maintenance.

As a result, all rent collected during the financial year were retained by FPCL and disclosed as other receivables at year end. Expenses incurred during the year by the Company were paid by FPCL and are recorded as other payables at year end. The rent receivable and expenses payable subsequently gets cleared. Refer to Note 21 (a).

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR YEAR ENDED 31 DECEMBER 2017

7. INCOME TAX EXPENSE

	12 months to Dec 2017 $	14 months to Dec 2016 $
(a) Current Tax		
Current year	194,146	211,852
(Over)/under provision in prior years	-	-
	194,146	211,852
Deferred Tax		
Origination and reversal of temporary differences	-	-
(Over)/under provision in prior years	-	-
	-	-
Income tax expense	194,146	211,852
(b) Reconciliation of effective tax		
Profit before income tax	970,728	1,059,256
Prima facie income tax expense at 20%	194,146	211,852
Effect of permanent differences	-	-
(Over)/under provision in prior years	-	-
	194,146	211,852
(c) Recognition of deferred tax, net		
Receivables	-	-
Land revaluation	3,437,414	-
	3,437,414	-

Movement in deferred taxes during the year	1 January 2017	Recognised in Profit and Loss	31 December 2017
Receivables	-	-	-
Land revaluation	-	-	-
	-	-	-

(d) Current tax asset / liability	12 months to Dec 2017	14 months to Dec 2016
Balance as at 1 January	211,852	-
Current tax expense	194,146	211,852
(Over)/under provision in prior years	-	-
Payments made during the year	-	-
Balance as at 31 December	405,998	211,852

8. PREPAYMENT AND OTHER RECEIVABLE

	12 months to Dec 2017 $	14 months to Dec 2016 $
Rent collected - receivable from FPCL*	2,490,328	1,317,084
Security deposits- receivable from FPCL	29,728	29,728
Insurance Prepayment	9,629	9,629
VAT Receivable	3,279	1,900
	2,532,964	1,358,341

*Fiji Ports Corporation Pte Limited (FPCL) carried out the administrative tasks of invoicing and collecting rent on behalf of the Company. The rent is retained by FPCL is subsequently transferred. See note 21 (a).

9. OTHER PAYABLES

	12 months to Dec 2017 $	14 months to Dec 2016 $
Expenses incurred - payable to FPCL	428,280	250,631
Security deposits received in advance - payable to tenants	29,728	29,728
Accruals - accounting fees	28,270	16,146
	486,278	296,505

Expenses incurred for the financial year ending December 2017 and for the period 14 months to December 2016 were paid by Fiji Ports Corporation Pte Ltd and is reimbursed after year end. See note 21 (a).

10. PROPERTY, PLANT AND EQUIPMENT

	12 months to Dec 2017 $	14 months to Dec 2016 $
Freehold Land		
Fair value:		
At 1 January	21,819,169	21,819,169
Revaluation surplus	34,015,831	
At 31 December	55,835,000	21,819,169
Leasehold land		
Fair value:		
At 1 January	1,186,686	1,186,686
Revaluation surplus	358,314	
At 31 December	1,545,000	1,186,686
Depreciation and impairment		
At 1 January	(2,580)	-
Amortisation charge for the year	(15,475)	(2,580)
At 31 December	(18,055)	(2,580)
TOTAL		
Fair value:		
At 1 January	23,005,855	23,005,855
Revaluation surplus	34,374,145	
Additions		-
Disposal		-
At 31 December	57,380,000	23,005,855
Depreciation and impairment		
At 1 January		-
Amortisation charge for the year	(18,055)	(2,580)
At 31 December	(18,055)	(2,580)
Net book value - total	57,361,945	23,003,275

Land is recognised at fair value based on periodic, but at least quinquennial, valuations by external independent valuers. The revaluation surplus net of applicable deferred income taxes is credited to asset revaluation reserve in shareholders equity. At the end of each reporting period, the directors update their assessment of the fair value of each property, taking into account the most recent independent valuations. The directors determine a property's value within a range of reasonable fair value estimates. All other property, plant and equipment is recognised at historical cost less depreciation.

11. CASH AND CASH EQUIVALENTS

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and at bank. Cash and cash equivalents at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the statement of financial position as follows:

	12 months to Dec 2017 $	14 months to Dec 2016 $
Cash on hand	-	2
Cash at bank	51,355	-
	51,355	2

During the year a total of $1,173,244 rent was collected and retained by Fiji Ports Corporation Pte Ltd. The cash collected is subsequently transferred into the Company's bank account. See note 21 (a). The cash at bank as at 31 December 2017 relates to the government grant and consent fees received during the year.

12. DEFERRED INCOME

	12 months to Dec 2017 $	14 months to Dec 2016 $
Cash grant from Government		
Beginning of the year	-	-
Additions during the year	50,000	-
Amortisation charge	-	-
Balance at the end of the year	50,000	-

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR YEAR ENDED 31 DECEMBER 2017

	12 months to Dec 2017 $	14 months to Dec 2016 $
13. CAPITAL AND RESERVES		
(a) Issued and Paid up Capital		
2 ordinary shares	2	2
(b) Capital re-organisation reserve		
Balance at beginning of period	23,005,855	-
Assets transferred through divestment	-	23,005,855
(c) Revaluation reserve		
Balance at beginning of period	-	
Revaluation surplus - land	30,936,731	
Closing balance	53,942,588	23,005,857

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ("FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date.

The Company elected to measure the land and improvements at their carrying amounts prior to reorganisation without fair value uplift.

No consideration was transferred as part of the reorganization, resulting in the carrying amount of the land and improvements being recorded in the capital re-organisation reserve.

During the year, fair value of land was determined to be more than the carrying amount resulting in the revaluation surplus recorded in the revaluation reserve.

14. RELATED PARTIES

(a) Directors

The names of persons who were directors of the Company during the year ended December 2017 are as follows:

Shaheen Ali (Chairman)
David Kolitangane
Kamni Naidu
Sangeeta Chand

The directors were not entitled to any remuneration during the year ended December 2017 (14 months to December 2016 : NIL)

(b) Key Management personnel

Key Management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly (whether executive or otherwise) of the Company.

During the year ended December 2017, there were no key management personnel or staff for the Company. The directors of the company had engaged Fiji Ports Corporation Pte Limited (FPCL) to perform the book keeping and operational task on behalf of the Company while the Department of Public Enterprise was the secretariat.

15. FINANCIAL RISK MANAGEMENT

Risk management framework

The Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect in market conditions and the Company activities.

Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's cash at bank, other receivables and investment in term deposits.

The Company has not entered into any significant contractual obligations with a customer nor is a counter party to a financial instrument that may lead to credit risk exposure.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. 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.

There were no significant contractual maturities of financial liabilities as at the reporting date.

15. FINANCIAL RISK MANAGEMENT - Continued

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 management is to manage and control market risk exposure within acceptable parameters, while optimising the return.

At the reporting date, the Company has not entered into any interest-bearing financial instruments.

16. CAPITAL MANAGEMENT

The Company's capital includes share capital, capital re-organisation reserve, revaluation reserve and retained earnings.

The Company's policy is to maintain a strong capital base to sustain future development of the business.

The Company is not subject to any externally imposed capital requirements. The Company's policies with respect to capital management are reviewed regularly by the Board of Directors.

There have been no material changes in the Company's management of capital during the year.

17. OPERATING LEASE COMMITMENTS

a) Company as a Lessee

The Company has six Crown Lease Titles under its name with Director of Lands. These constitute the lease of land for use by Fiji Ports Corporation Limited and Fiji Ships and Heavy Industries Pte Limited. The terms of the leases are between 53 to 99 years. Under these agreements, rentals are payable as follows:

	12 months to Dec 2017 $	14 months to Dec 2016 $
Less than one year	74,430	74,430
Between one to 5 years	297,720	297,720
Over five years	5,414,026	5,488,456
Total	5,786,176	5,860,606

b) Company as a Lessor

The company leases various commercial outlets. The terms of the agreements are between 5 to 75 years. Under these agreements, rentals are receivable as follows:

	12 months to Dec 2017 $	14 months to Dec 2016 $
Less than one year	915,169	915,169
Between one to 5 years	3,660,676	3,660,676
Over five years	22,429,550	23,344,719
Total	27,005,395	27,920,564

18. CAPITAL COMMITMENTS

There were no capital commitments for the year ending December 2017 (14 months to December 2016: NIL)

19. CONTINGENT ASSETS

Upon enquiry, it has been probable that special license No.1348 and 9 pending land titles from Fiji Ports Corporation Pte Limited will be vested to Assets Fiji Pte Limited. The details of these 9 pending land titles are: CT 35539, CL 6085, CT 39855, LD 27/6/1-2 ND 4770, DP5244/3595, ND 550/3238, LD 60/938, CL 16260 and CL 13946.

Accordingly, Clause 2 (3) of the said Legal notice No. 97 indicated that 1 special license currently leased to Fiji Ships & Heavy Industries Pte Limited was supposed to have been vested to Assets Fiji Pte Limited. Special license No.1348 relates to Fiji Ships and Heavy Industries Pte Limited - Waterways.

As it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the financial statements of the period in which the change occurs. As at 31 December 2017, the special license is assessed continually to ensure that developments are appropriately reflected in the financial statements.

20. CONTINGENT LIABILITIES

There were no contingent liabilities for the year ending December 2017 (14 months to December 2016: NIL)

21. EVENTS SUBSEQUENT TO BALANCE DATE

a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,173,244 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $117,649 was deducted

b) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant.

The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year. Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial year which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

22 COMPANY DETAILS

The Company is incorporated and domiciled in Fiji and its registered office is located at:

82 Robertson Road
Unity House
Suva
Fiji

ASSETS FIJI PTE LIMITED FINANCIAL STATEMENTS FOR YEAR ENDED 31 DECEMBER 2018

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT
FOR YEAR ENDED 31 DECEMBER 2018

In accordance with a resolution of the Board of Directors, the Directors herewith submit the statement of financial position of Assets Fiji Pte Limited ("the Company") for the year ended 31 December 2018, the related statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year ended on that date and report as follows:

Directors

Directors at the date of this report are:

Shaheen Ali (Chairman)	Appointed 10 November 2015
David Solvalu (Director)	Appointed 27 April 2022
Vimlesh Sagar (Director)	Appointed 27 April 2022
David Kolitagane (Director)	Appointed 10 November 2015 resigned 17 March 2022
Kamni Naidu (Director)	Appointed 10 November 2015 resigned 7 March 2022
Sangeeta Chand (Director)	Appointed 3 March 2017, resigned 11 March 2018

Principal Activities

The principal activities of the Company are to retain and manage land assets. The company generates rental income through lease of land. There were no significant changes in the nature of activities of the Company during the year.

Trading Results

The operating profit for the year ended December 2018 year was $920,214 (2017: $776,582) after an income tax expense of $230,054 for the year ended December 2018 (2017: $194,146).

Dividends

No dividends were declared or paid during the year ended December 2018 (2017: NIL)

Bad and Doubtful Debts

The directors took reasonable steps before the Company's financial statements were made out to ascertain that all known bad debts were written off and adequate provision was made 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 inadequate to any substantial extent.

Current and Non-Current Assets

Prior to the completion of the financial statements of the Company, the Directors took reasonable steps to ascertain whether any current and 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.

Apart from the matters disclosed above, as at the date of this report, the Directors are not aware of any circumstances, which would render the values attributed to the non current assets in the Company's financial statements misleading.

Lease of Government Printing and Stationary Department (GPSD) land

During the year Government Printing and Stationary Department's (GPSD) assets were sold to Serendib Investments Pte Limited (SIL). As part of the transaction, Cabinet approved the 2.63 acres (1.0635 hectares) state land where GPSD is located to be leased to Assets Fiji Pte Limited (AFL) from Director of Lands (DOL) and then sub-leased to the SIL. The lease agreements were effective from 18 January 2019.

Unusual Transactions

Apart from these matters and other matters specifically referred to in the financial statements, 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 materially unusual nature likely, in the opinion of the Directors, to affect substantially the results of the operations of the Company in the current financial year, other than those reflected in the financial statements.

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT *continued*
FOR YEAR ENDED 31 DECEMBER 2018

Directors' Benefits

No director of the Company has, since the end of the previous financial year, received or become entitled to receive a benefit by reason of a contract made by Company or related company with the director or with a firm of which he is a member, or with a company in which he has substantial financial interest.

Going Concern

The financial statements of the Company have been prepared on a going concern basis. We consider the application of the going concern principle to be appropriate in the preparation of these financial statements as we believe that the Company has adequate funds to meet its liabilities as and when they fall due over the next twelve months.

Events Subsequent to Balance Date

(a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,115,702 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $173,355 was deducted.

(b) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant. The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year.

Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial year which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

Basis of Preparation

The financial statements of the Company have been drawn up in accordance with International Financial Reporting Standards and the requirements of law. The financial statements have been prepared under the historical cost convention.

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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

ASSETS FIJI PTE LIMITED
DIRECTORS' DECLARATION
FOR YEAR ENDED 31 DECEMBER 2018

This directors' declaration is required by the Companies Act 2015.

The Directors of Assets Fiji Pte 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 December 2018:

(i) give a true and fair view of the financial position of the Company as at 31 December 2018 and of the performance of the Company for the year ended 31 December 2018; and

(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; and

(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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

OFFICE OF THE AUDITOR GENERAL

Promoting Public Sector Accountability and Sustainability through our Audits

Level 1, Modyl Plaza
Karsanji St. Vatuwaqa
P. O. Box 2214, Government Buildings
Suva. Fiji

Telephone: (679) 330 9032
E-mail: info@auditorgeneral.gov.fj
Website: www.oag.gov.fj

ASSETS FIJI PTE LIMITED

AUDITOR'S INDEPENDENCE DECLARATION TO THE DIRECTORS OF ASSETS FIJI PTE LIMITED

As auditor for the audit of Assets Fiji PTE Limited for the financial year ended 31 December 2018, I declare to the best of my knowledge and belief that there have been:

(a) No contravention of the auditor independence requirements of the Companies Act, 2015 in relation to the audit; and

(b) No contravention of any applicable code of conduct in relation to the audit.

This declaration is in respect to Assets Fiji PTE Limited during the year.

Sairusi Dukuno
ACTING AUDITOR-GENERAL

AUDITOR - GENERAL
FIJI

Level 1, Modyl Plaza
Karsanji St. Vatuwaqa
P. O. Box 2214, Government Buildings
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INDEPENDENT AUDITOR'S REPORT

Assets Fiji Pte Limited

Report on the Audit of the Financial Statements

Opinion

I have audited the accompanying financial statements of Assets Fiji Pte Limited ("the Company"), which comprise the Statement of Financial Position as at 31 December 2018, the Statement of 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 significant accounting policies.

In my opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2018, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

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

Other Information

The Management and Directors are responsible for the other information. The other information comprises the Directors' Report but does not include the financial statements and the auditor's report thereon.

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

In connection with my audit of the financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained during the audit, or otherwise appears to be materially misstated. If, based upon the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of those charged with governance for the Financial Statements

The Management and Directors are responsible for the preparation and fair presentation of the financial statements in accordance with IFRS and the Companies Act 2015, and for such internal control as the Management and Directors 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 Management and Directors is 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 board either intend to liquidate the Company or to cease activities, 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

My 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 my 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 and 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 the financial statements.

As part of an audit in accordance with ISA, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 organisation's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the Management and Directors 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 organisation's ability to continue as a going concern. If I conclude that material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures, are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the organisation 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.

Auditor's Responsibilities for the Audit of the Financial Statements (con't)

- I communicate with the Management and Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

- I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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

a) I have been given all information, explanations and assistance necessary for the conduct of the audit; and

b) The Company has kept financial records sufficient to enable the financial statements to be prepared and audited.

Sairusi Dukuno
<u>ACTING AUDITOR-GENERAL</u>

Suva, Fiji
26 September 2022

ASSETS FIJI PTE LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR YEAR ENDED 31 DECEMBER 2018

	Notes	2018 $	2017 $
Income			
Revenue - rental income		1,115,702	1,173,244
Other income	4	312,522	75,330
Finance Income		2,068	464
Total income		1,430,292	1,249,038
Administration and operating expenses	5	(279,748)	(278,218)
Finance cost		(276)	(92)
Total expenses		(280,024)	(278,310)
Profit before income tax		1,150,268	970,728
Income tax expense	7	(230,054)	(194,146)
Net profit after tax for the year		920,214	776,582
Other comprehensive income for the year			
Revaluation of land		-	30,936,731
Total comprehensive income for the year		920,214	31,713,313

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
STATEMENT OF FINANCIAL POSITION
FOR YEAR ENDED 31 DECEMBER 2018

	Notes	2018 $	2017 $
Assets			
Current assets			
Cash and cash equivalents	11	120,972	51,355
Prepayments and other receivables	8	3,879,998	2,532,964
Total current assets		**4,000,970**	**2,584,319**
Non-current assets			
Property, plant and equipment	10	57,346,470	57,361,945
Total non-current assets		**57,346,470**	**57,361,945**
Total assets		**61,347,440**	**59,946,264**
Liabilities and equity			
Current liabilities			
Other payables	9	672,578	486,278
Income tax payable	7	636,052	405,998
Total current liabilities		**1,308,630**	**892,276**
Non-current liabilities			
Deferred tax liability		3,437,414	3,437,414
Deferred Income	12	114,608	50,000
Total non current liabilities		**3,552,022**	**3,487,414**
Total liabilities		**4,860,652**	**4,379,690**
Net assets		**56,486,788**	**55,566,574**
Shareholders' equity			
Share capital	13(a)	2	2
Capital re-organisation reserve	13(b)	23,005,855	23,005,855
Revaluation reserve	13(c)	30,936,731	30,936,731
Retained earnings		2,544,200	1,623,986
Total shareholders' equity		**56,486,788**	**55,566,574**

The above statement of financial position should be read in conjunction with the accompanying notes.

These financial statements are approved in accordance with a resolution of the Board of Directors.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

ASSETS FIJI PTE LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR YEAR ENDED 31 DECEMBER 2018

	Notes	2018 $	2017 $
Share capital			
Beginning of the period		2	2
End of the period	13(a)	2	2
Capital re-organisation reserve			
Beginning of the period		23,005,855	23,005,855
End of the period	13(b)	23,005,855	23,005,855
Revaluation reserve			
Beginning of the period		30,936,731	-
Other comprehensive income - revaluation surplus		-	30,936,731
End of the period	13(c)	30,936,731	30,936,731
Retained Earnings			
Beginning of the period		1,623,986	847,404
Net profit for the year		920,214	776,582
End of the period		2,544,200	1,623,986
Total equity		56,486,788	55,566,574

The above statement of changes in equity should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
STATEMENT OF CASH FLOWS
FOR YEAR ENDED 31 DECEMBER 2018

	Notes	2018 Inflows/ (Outflows) $	2017 Inflows/ (Outflows) $
Cash flow from operating activities			
Cash receipts from government grants		300,000	50,000
Cash receipts from consent fees		2,731	981
Cash paid to suppliers		(4,906)	-
Bank charges paid		(276)	(92)
Interest received		2,068	464
Income tax paid		-	-
Net cash generated from operating activities		299,617	51,353
Investing Activities			
Payment made to acquire land lease agreement		(230,000)	-
Net cash generated from investing activities		(230,000)	-
Financing Activities			
Cash receipt from issuing shares		-	-
Net cash generated from financing activities		-	-
Net movement in cash and cash equivalents		69,617	51,353
Cash and cash equivalents at the beginning of the year		51,355	2
Cash and cash equivalents at the end of the year	11	120,972	51,355

The above statement of cash flows should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED 31 DECEMBER 2018

1 GENERAL INFORMATION

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ("FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date. The Company in turn has leased the assets necessary for port operations back to FPCL and FSHIL. Ownership of all land interests will remain with the Company which in turn is 100% owned by the Fiji Government. The land title transfer and lease back agreement was also signed on the date commencing 13 November 2015 for a term of 50

The principle activities of the company is to retain, manage and lease out land assets. The company is a limited liability company incorporated and domiciled in the Republic of Fiji.

These financial statements of the Company were authorised for issue by the Board of Directors on 20 September 2022

2 BASIS OF PREPARATION

a) Basis of preparation

The financial statements have been prepared on the basis of historical cost convention except where specifically stated. Cost is based on the fair values of the consideration given in exchange for assets.

In the application of IFRS, management is required to make judgements, estimates and assumptions about carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both the current and future period. Judgements made by management in the application of IFRS that have significant effects on the financial statement and estimates with a significant risk of material adjustments in the future periods are disclosed, where applicable, in the relevant notes to the financial statements.

b) Statement of compliance

The financial statements of the Company have been drawn up in accordance with the International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board ("IASB").

c) Going concern

The financial statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

d) Functional and presentation currency

The Company operates in Fiji and hence its financial statements are presented in Fiji dollars rounded to the nearest dollar, which is the Company's functional and presentation currency.

e) Comparatives

Where necessary, amounts relating to prior years have been reclassified to facilitate comparison and achieve consistency in disclosure with current year amounts.

2 BASIS OF PREPARATION - Continued

f) New and amended standards adopted by the company

The company has applied the following standards and amendments for the first time for their annual reporting period commencing 1 January 2018:

IFRS 9 Financial Instruments

IFRS 9 replaces the provisions of IAS 39 'Financial Instruments: Recognition and Measurement' that relate to the recognition, classification and measurement of financial assets and financial liabilities, derecognition of financial instruments, impairment of financial assets and hedge accounting.

The nature and effects of the key changes to the company's accounting policies resulting from its adoption of IFRS 9 are summarised below.

1. Classification of financial assets and financial liabilities

IFRS 9 contains three principal classification categories for financial assets: measured at amortised cost, fair value through other comprehensive income (FVOCI) and fair value through profit or loss (FVTPL). The classification of financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics. IFRS 9 eliminates the previous IAS 39 categories of held to maturity, loans and receivables and available for sale.

The adoption of IFRS 9 has not had a significant impact on the classification and measurement of the company's financial liabilities.

2. Classification of financial assets and financial liabilities on the date of initial application of IFRS 9

The following table shows the original measurement categories under IAS 39 and the new measurement categories under IFRS 9 for each class of the company's financial assets and financial liabilities as at 1 January 2018:

	Notes	Original Classification under IAS 39	New Classification under IFRS 9	Original carrying amount under IAS 39 ($)	New carrying amount under IFRS 9 ($)
Financial Assets					
Cash and cash equivalents	10	Loans and receivables	Amortised Cost	51,355	51,355
Prepayment and other receivables	7	Loans and receivables	Amortised Cost	2,532,964	2,532,964
Financial Liabilities					
Trade and other payables	8	Amortised Cost	Amortised Cost	486,278	486,278

3. Impairment of financial assets

IFRS 9 replaces the 'incurred loss' model in IAS 39 with an 'expected credit loss' (ECL) model. The new impairment model applies to financial assets measured at amortised cost, debt investments at FVOCI and loan commitments issued, but not to investments in equity instruments. Under IFRS 9, credit losses are recognised earlier than under IAS 39 – see note 2(l)(iv).

Management has assessed that the impact of the change in impairment methodology on financial assets measured at amortised cost is immaterial.

The company has applied IFRS 9 retrospectively, but has elected not to restate comparative information. As a result, the comparative information provided continues to be accounted for in accordance with the company's previous accounting policy.

IFRS 15 Revenue from Contracts with Customers

The company has adopted IFRS 15 Revenue from Contracts with Customers from 1 January 2018. The adoption of IFRS 15 did not have any impact on the company as the company derives income primarily from leasing properties.

2 BASIS OF PREPARATION - Continued

g) Standard issued but not yet effective

A number of new standards and amendments to standards and interpretations are effective for annual periods beginning after 1 January 2018 and have not been applied in preparing these financial statements. The company is yet to assess the impact of these standards and intends to adopt the standards no later than the accounting period in which the standards become effective.

Reference	Summary	Application Date
Amendments to IAS 1 and IAS 8 on the definition of material	These amendments to IAS 1, 'Presentation of financial statements', and IAS 8, 'Accounting policies, changes in accounting estimates, and errors', and consequential amendments to other IFRSs: i) Use a consistent definition of materiality throughout the IFRSs and the Conceptual for Financial Reporting; ii) Clarify the explanation of the definition of material; and iii) Incorporate some of the guidance in IAS 1 about immaterial information.	Annual periods beginning on or after 1 January 2020.
IFRS 16 'Leases'	This standard replaces the current guidance in IAS 17 and is a far reaching change in accounting by leases in particular. Under IAS 17, lessees were required to make a distinction between a finance lease (on balance sheet) and an operating lease (off balance sheet). IFRS 16 now requires lessees to recognise a lease liability reflecting future lease payments and a 'right-of-use asset' for virtually all lease contracts. The IASB has included an optional exemption for certain short-term leases and leases of low-value assets; however, this exemption can only be applied by lessees. For lessors, the accounting stays almost the same. However, as the IASB has updated the guidance on the definition of a lease (as well as the guidance on the combination and separation of contracts), lessors will also be affected by the new standard. At the very least, the new accounting model for lessees is expected to impact negotiations between lessors and lessees. Under IFRS 16, a contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.	Annual periods beginning on or after 1 January 2019 with earlier application permitted if IFRS 15, 'Revenue from contracts with customers,' is also applied.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies adopted by the Company are stated to assist in a general understanding of these financial statements. The accounting policies adopted are consistent with those of the previous year except as stated otherwise.

a) Cash and cash equivalents

Cash and cash equivalents comprises cash at bank and on hand and short term deposits with an original maturity of three months or less. For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

b) Property, plant and equipment

Land is shown at fair value, based on valuations by external independent valuers. Valuations are performed with sufficient regularity to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Any amortisation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount of the asset. All other property, plant and equipment are shown at cost less subsequent depreciation and impairment. Cost includes expenditure that is directly attributable to the acquisition of the item.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are expensed in the statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land is credited to other comprehensive income and shown as other reserves in shareholders' equity. Decreases that offset previous increases of the same asset are charged in other comprehensive income and debited against other reserves directly in equity; all other decreases are charged to the statement of profit or loss and other comprehensive income.

Depreciation is calculated using the straight-line method to allocate the cost of each asset to its residual value over its estimated useful life. The principal annual rates in use are:

Leasehold improvements	2.5% - 4%
Office furniture, fittings and equipment	12.5%
Motor vehicles	25%
Plant and equipment	20%
Computers	25%

Major renovations are depreciated over the remaining useful life of the related asset or to the date of the next major renovation, whichever is sooner.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposal are determined by comparing proceeds with carrying amount and are included in the statement of profit or loss and other comprehensive income.

Borrowing costs incurred for the construction of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed.

c) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and reliable estimate can be made of the amount of the obligation.

Where the Company expects a provision to be reimbursed, the reimbursement is recognised as a separate asset but only when reimbursement is virtually certain. If the effect of time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as an expense.

d) Financial Assets

Policy applicable till 31 December 2017
The Company classifies its financial assets as loans and receivables. The classification depends on the nature and purpose for which the financial assets were acquired and is determined at the time of initial recognition.

Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in the active market. They are included in current assets, except for maturities greater than 12 months after the balance date. These are classified as non-current assets. The Company's loans and receivables comprises 'prepayments and other receivables' and 'cash and cash equivalents' in the statement of financial position (Note 8 and Note 11 respectively).

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

e) Employee entitlements

Wages and salaries

Liabilities for wages and salaries are expected to be settled within 12 months of the reporting date and are accrued up to the reporting date.

Annual Leave

The liability for annual leave is recognised in the provision for employee entitlements. These benefits are expected to be settled within 12 months and are measured at their nominal values using the remuneration rate expected to apply at the time of the settlement.

Defined contribution plan

Contributions to Fiji National Provident Fund (FNPF) are expensed when incurred.

f) Value Added Tax (VAT)

Revenue, expenses and assets are recognised net of the amount of value added tax except:

- where the value added tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the VAT is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

- receivables and payables that are stated with the amount of VAT included.

The net amount of VAT recoverable from, or payable to, the taxation authority is included as part of prepayments and other receivables or other payables in the statement of financial position.

g) Income tax

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance date.

Current income tax relating to items recognised directly in equity is recognised in equity and not in profit or loss.

Deferred income tax

Deferred income tax is provided, using the liability method, on all temporary differences at the balance date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax liabilities are recognised for all taxable temporary differences:

- except where the deferred income tax liability arises from goodwill, amortisation or the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interest in joint ventures, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

h) Other payables

Payables are recognised when the Company becomes obliged to make future payments resulting from the purchase of goods and services.

i) Prepayments and Other receivables

Policy applicable till 31 December 2017
Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for impairment. An allowance for impairment of receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the receivable is impaired. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the statement of profit and loss within administration and operating expenses.

When a receivable is uncollectible, it is written off against the allowance account for receivables. Subsequent recoveries of amount previously written off are credited to other revenue in the statement of profit or loss.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

j) Revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the sale of goods or provision of services in the ordinary course of the company's activities. Revenue is shown net of value added tax, returns, rebates and discounts.

The company has adopted IFRS 15 Revenue from contracts with customers with a date of initial application of 1 January 2018.

The recognition criteria for the various streams of income is outlined below.

(i) *Rental Income*

Rental income revenue is earned from leasing of occupiable land space. Revenue is recognised from the effective date of the tenancy agreement at the specified rental rate agreed.

(ii) *Government grants and deferred income*

This relates to the monetary contributions from the Government of Fiji. Monetary grants have been allocated through the national budget for operational support for the Company.

Cash contributions are initially recognised as deferred income and are then recognised in the profit and or loss on a systematic basis in the same periods in which the expenses are recognised.

k) Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the statement of profit or loss and other comprehensive income on a straight line basis over the period of the lease.

l) Financial Instruments

Financial assets and financial liabilities are initially recognised when the company becomes a party to the contractual provisions of the instrument. 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 FVPL, transaction costs that are directly attributable to its acquisition or issue.

The company's financial assets measured at amortised cost comprise of cash and cash equivalents (Note 10) and prepayments and other receivables (Note 7).

The company's financial liabilities comprise of trade and other payables (Note 8). The adoption of IFRS 9 has not had a significant impact on the company's accounting policies for financial liabilities.

Financial Assets
Accounting policies applicable from 1 January 2018

(i) Classification
From 1 January 2018, the company classifies its financial assets in the following measurement categories:
- those to be measured subsequently at fair value (either through OCI or through profit or loss), and
- those to be measured at amortised cost.

The classification depends on the company's business model for managing the financial assets and the contractual terms of the cash flows.

(ii) Recognition and derecognition
Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the company commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the company has transferred substantially all the risks and rewards of ownership.

(iii) Measurement
At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

A financial asset is measured at amortised cost if it meets both the following conditions and is not designated as at fair value through profit or loss:
- 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 that are solely payments of principal and interest on the principal amount outstanding

Financial assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by any impairment losses. Interest income, gains/(losses) arising from derecognition, foreign exchange gains/(losses), and impairment losses are recognised in profit or loss.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

l) Financial Instruments - *continued*

(iv) Impairment
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 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;
- other receivables; and
- 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);
- 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.

Accounting policies applied until 31 December 2017

(i) Classification
The company classified its financial assets in the following categories: loans and receivable. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

Loans and Receivables
Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the balance sheet date. These are classified as non current assets. The company's receivables comprise "trade and other receivables, and "cash and cash equivalents" in the balance sheet.

(ii) Recognition and measurement
The measurement at initial recognition did not change on adoption of IFRS 9.

Subsequent to the initial recognition, loans and receivables were carried at amortised cost using the effective interest method.

(iii) Impairment
The company assessed at the end of each reporting period whether there was objective evidence that a financial asset or group of financial assets was impaired. A financial asset or a group of financial assets was impaired and impairment losses were incurred only if there was objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) had an impact on the estimated future cash flows of the financial asset or group of financial assets that could be reliably estimated.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

l) Financial Instruments - *continued*

Assets carried at amortised cost

For loans and receivables, the amount of the loss was measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that had not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset was reduced and the amount of the loss was recognised in profit or loss.

If, in a subsequent period, the amount of the impairment loss decreased and the decrease could be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss was recognised in profit or loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or fair value through profit or loss (FVPL). A financial liability is classified as at FVPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVPL 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 gain or loss on derecognition is also recognised in profit or loss.

4. OTHER INCOME

	2018 $	2017 $
Government Grant	235,392	-
Consent fees	2,700	900
Other income - Lease recharges	74,430	74,430
Total other income	312,522	75,330

5. PROFIT BEFORE INCOME TAX

Profit before income tax has been determined after charging the following expenses:

	2018 $	2017 $
Advertising	1,795	-
Accounting fees - Audit	8,304	2,360
Accounting fees - Other	4,224	8,304
Amortisation - Crown lease land	15,475	15,475
Electricity	3,870	1,824
Repairs and maintenance	4,097	4,577
Property rates	89,303	89,303
Property insurance	38,245	39,051
Administration fees*	111,324	117,324
Other expenses	3,111	-
	279,748	278,218

*See note 6 for details

6. ADMINISTRATION BY FIJI PORTS CORPORATION PTE LTD

Following the divestment of Fiji Ports Corporation Pte Ltd (FPCL) and vesting of land to the Company, there were no immediate staff or management to manage the properties and overall business operations. The directors of the Company engaged FPCL, at a predetermined administration fee, to carry out the administrative and property management tasks on behalf of the Company. These tasks included invoicing, receipting, making payments, attend to tenant queries and property maintenance.

As a result, all rent collected during the financial year were retained by FPCL and disclosed as other receivables at year end. Expenses incurred during the year by the Company were paid by FPCL and are recorded as other payables at year end. The rent receivable and expenses payable subsequently gets cleared. Refer to Note 21(a).

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR YEAR ENDED 31 DECEMBER 2018

7. INCOME TAX EXPENSE

	2018 $	2017 $
(a) Current Tax		
Current year	230,054	194,146
(Over)/under provision in prior years	-	-
	230,054	194,146
Deferred Tax		
Origination and reversal of temporary differences	-	-
(Over)/under provision in prior years	-	-
	-	-
Income tax expense	230,054	194,146
(b) Reconciliation of effective tax		
Profit before income tax	1,150,268	970,728
Prima facie income tax expense at 20%	230,054	194,146
Effect of permanent differences	-	-
(Over)/under provision in prior years	-	-
	230,054	194,146

(c) Recognition of deferred tax, net	2018	2017
Receivables	-	-
Land revaluation	-	3,437,414
	-	3,437,414

Movement in deferred taxes during the year	1 January 2018	Recognised in Profit and Loss	31 December 2018
Receivables	-	-	-
Property, Plant & Equipment	-	-	-
	-	-	-

(d) Current tax asset / liability	2018	2017
Balance as at 1 January	405,998	211,852
Current tax expense	230,054	194,146
(Over)/under provision in prior years	-	-
Payments made during the year	-	-
Balance as at 31 December	636,052	405,998

8. PREPAYMENTS AND OTHER ASSETS

	2018 $	2017 $
Rent collected - receivable from FPCL*	3,606,030	2,490,328
Security deposits- receivable from FPCL	29,728	29,728
Insurance Prepayment	9,365	9,629
VAT Receivable	4,875	3,279
Other prepayment	230,000	-
	3,879,998	2,532,964

*Fiji Ports Corporation Pte Limited (FPCL) carried out the administrative tasks of invoicing and collecting rent on behalf of the Company. The rent is retained by FPCL is subsequently transferred. See note 21 (a).

Other prepayments relate to upfront payment made to acquire the Government Printing and Stationery Department's land lease agreement with Director of Lands.

9. OTHER PAYABLES

	2018 $	2017 $
Expenses incurred - payable to FPCL	600,425	428,280
Security deposits received in advance - payable to tenants	29,728	29,728
Accruals - accounting fees	42,425	28,270
	672,578	486,278

Expenses incurred for the financial year ending December 2018 and for year ending 31 December 2017 were paid by Fiji Ports Corporation Pte Ltd and is reimbursed after year end. See note 21 (a).

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR YEAR ENDED 31 DECEMBER 2018

10. PROPERTY, PLANT AND EQUIPMENT

	2018 $	2017 $
Freehold Land		
Fair value:		
At 1 January	55,835,000	21,819,169
Revaluation surplus	-	34,015,831
At 31 December	55,835,000	55,835,000
Leasehold land		
Fair value:		
At 1 January	1,545,000	1,186,686
Revaluation surplus		358,314
At 31 December	1,545,000	1,545,000
Depreciation and impairment		
At 1 January	(18,055)	(2,580)
Amortisation charge for the year	(15,475)	(15,475)
At 31 December	(33,530)	(18,055)
TOTAL		
Fair value:		
At 1 January	57,380,000	23,005,855
Revaluation surplus	-	34,374,145
Additions	-	-
Disposal	-	-
At 31 December	57,380,000	57,380,000
Depreciation and impairment		
At 1 January	(18,055)	(2,580)
Amortisation charge for the year	(15,475)	(15,475)
At 31 December	(33,530)	(18,055)
Net book value - total	57,346,470	57,361,945

Land is recognised at fair value based on periodic, but at least quinquennial, valuations by external independent valuers. The revaluation surplus net of applicable deferred income taxes is credited to asset revaluation reserve in shareholders equity. At the end of each reporting period, the directors update their assessment of the fair value of each property, taking into account the most recent independent valuations. The directors determine a property's value within a range of reasonable fair value estimates. All other property, plant and equipment is recognised at historical cost less depreciation.

11. CASH AND CASH EQUIVALENTS

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and at bank. Cash and cash equivalents at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the statement of financial position as follows:

	2018 $	2017 $
Cash on hand	-	-
Cash at bank	120,972	51,355
	120,972	51,355

During the year a total of $1,115,702 rent was collected and retained by Fiji Ports Corporation Pte Ltd. The cash collected is subsequently transferred into the Company's bank account. See note 21 (a). The cash at bank as at 31 December 2018 relates to the government grant and consent fees received during the year.

12. DEFERRED INCOME

	2018 $	2017 $
Cash grant from Government		
Beginning of the year	50,000	-
Additions during the year	300,000	50,000
Amortisation charge	(235,392)	-
Balance at the end of the year	114,608	50,000

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR YEAR ENDED 31 DECEMBER 2018

13. CAPITAL AND RESERVES

	2018 $	2017 $
(a) Issued and Paid up Capital		
2 ordinary shares	2	2
(b) Capital re-organisation reserve		
Balance at beginning of period	23,005,855	-
Assets transferred through divestment	-	23,005,855
(c) Revaluation reserve		
Balance at beginning of period	30,936,731	-
Revaluation surplus - land		30,936,731
Closing balance	53,942,588	53,942,588

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ('FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date.

The Company elected to measure the land and improvements at their carrying amounts prior to reorganisation without fair value uplift.

No consideration was transferred as part of the reorganization, resulting in the carrying amount of the land and improvements being recorded in the capital re-organisation reserve.

Fair value of land was determined to be more than the carrying amount resulting in the revaluation surplus recorded in the revaluation reserve.

14. RELATED PARTIES

(a) Directors

The names of persons who were directors of the Company during the year ended December 2018 are as follow:

Shaheen Ali (Chairman)
David Kolitangane
Kamni Naidu
Sangeeta Chand - resigned 11 March 2018

The directors were not entitled to any remuneration during the year ended December 2018 (2017:NIL)

(b) Key Management personnel

Key Management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly (whether executive or otherwise) of the Company.

During the year ended December 2018, there were no key management personnel or staff for the Company. The directors of the company had engaged Fiji Ports Corporation Pte Limited (FPCL) to perform the book keeping and operational task on behalf of the Company while the Department of Public Enterprise was the secretariat.

15. FINANCIAL RISK MANAGEMENT

Risk management framework
The Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect in market conditions and the Company activities.

Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's cash at bank, trade receivable and investment in term deposits.

The Company has not entered into any significant contractual obligations with a customer nor a counter party to a financial instrument that may lead to credit risk exposure.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. 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.

There were no significant contractual maturities of financial liabilities as at the reporting date.

15. FINANCIAL RISK MANAGEMENT - cont'd

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 management is to manage and control market risk exposure within acceptable parameters, while optimising the return.

At the reporting date, the Company has not entered into any interest-bearing financial instruments.

16. CAPITAL MANAGEMENT

The Company's capital includes share capital, capital re-organisation reserve and retained earnings.

The Company's policy is to maintain a strong capital base to sustain future development of the business.

The Company is not subject to any externally imposed capital requirements. The Company's policies with respect to capital management are reviewed regularly by the Board of Directors.

There have been no material changes in the Company's management of capital during the year.

17. OPERATING LEASE COMMITMENTS

a) Company as a Lessee
The Company has six Crown Lease Titles under its name with Director of Lands. These constitute the lease of land for use by Fiji Ports Corporation Limited and Fiji Ships and Heavy Industries Pte Limited. The terms of the leases are between 53 to 99 years. Under these agreements, rentals are payable as follows:

	2018 $	2017 $
Less than one year	74,430	74,430
Between one to 5 years	297,720	297,720
Over five years	5,339,596	5,414,026
Total	5,711,746	5,786,176

b) Company as a Lessor
The company leases various commercial outlets. The terms of the agreements are between 5 to 75 years. Under these agreements, rentals are receivable as follows:

	2018 $	2017 $
Less than one year	915,169	915,169
Between one to 5 years	3,648,349	3,660,676
Over five years	21,526,709	22,429,550
Total	26,090,227	27,005,395

18. CAPITAL COMMITMENTS

There were no capital commitments for the year ending December 2018 (2017: NIL)

19. CONTINGENT ASSETS

Upon enquiry, it has been probable that special license No.1348 and 9 pending land titles from Fiji Ports Corporation Pte Limited will be vested to Assets Fiji Pte Limited. The details of these 9 pending land titles are: CT 35539, CL 6085, CT 39855, LD 27/6/1-2 ND 4770, DP5244/3595, ND 550/3238, LD 60/938, CL 16260 and CL 13946.

Accordingly, Clause 2 (3) of the said Legal notice No. 97 indicated that 1 special license currently leased to Fiji Ships & Heavy Industries Pte Limited was supposed to have been vested to Assets Fiji Pte Limited. Special license No.1348 relates to Fiji Ships and Heavy Pte Industries Limited - Waterways.

As it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the financial statements of the period in which the change occurs. As at 31 December 2018, the special license is assessed continually to ensure that developments are appropriately reflected in the financial statements

20. CONTINGENT LIABILITIES

There were no contingent liabilities for the year ending December 2018 (2017: NIL)

21. EVENTS SUBSEQUENT TO BALANCE DATE

a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,115,702 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $173,355 was deducted.

b) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant. The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year.

Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial year which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

22. COMPANY DETAILS

The Company is incorporated and domiciled in Fiji and its registered office is located at:

82 Robertson Road
Unity House
Suva
Fiji

ASSETS FIJI PTE LIMITED
FINANCIAL STATEMENTS
FOR YEAR ENDED 31 DECEMBER 2019

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT
FOR YEAR ENDED 31 DECEMBER 2019

In accordance with a resolution of the Board of Directors, the Directors herewith submit the statement of financial position of Assets Fiji Pte Limited ("the Company") for the year ended 31 December 2019, the related statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year ended on that date and report as follows:

Directors

Directors at the date of this report are:

Shaheen Ali (Chairman)	Appointed 10 November 2015
David Solvalu (Director)	Appointed 27 April 2022
Vimlesh Sagar (Director)	Appointed 27 April 2022
David Kolitagane (Director)	Appointed 10 November 2015 resigned 17 March 2022
Kamni Naidu (Director)	Appointed 10 November 2015 resigned 7 March 2022

Principal Activities

The principal activities of the Company are to retain and manage land assets. The company generates rental income through lease of land. There were no significant changes in the nature of activities of the Company during the year.

Trading Results

The operating profit for the year ended December 2019 was $846,654 (2018: $920,214) after an income tax expense of $211,663 for the year ended December 2019 (2018: $230,054).

Dividends

No dividends were declared or paid during the year ended December 2019 (2018: NIL)

Bad and Doubtful Debts

The directors took reasonable steps before the Company's financial statements were made out to ascertain that all known bad debts were written off and adequate provision was made 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 inadequate to any substantial extent.

Current and Non-Current Assets

Prior to the completion of the financial statements of the Company, the Directors took reasonable steps to ascertain whether any current and 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.

Apart from the matters disclosed above, as at the date of this report, the Directors are not aware of any circumstances, which would render the values attributed to the non current assets in the Company's financial statements misleading.

Lease of Government Printing and Stationary Departments (GPSD) land

During the year 2018 Government Printing and Stationary Department's (GPSD) assets were sold to Serendib Investments Pte Limited (SIL). As part of the transaction, Cabinet approved the 2.63 acres (1.0635 hectares) state land where GPSD is located to be leased to Assets Fiji Pte Limited (AFL) from Director of Lands (DOL) and then sub-leased to the SIL. The head-lease and sub-lease agreements were made for 99 years effective from 18 January 2019.

Unusual Transactions

Apart from these matters and other matters specifically referred to in the financial statements, 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 materially unusual nature likely, in the opinion of the Directors, to affect substantially the results of the operations of the Company in the current financial year, other than those reflected in the financial statements.

ASSETS FIJI PTE LIMITED
DIRECTORS' REPORT *continued*
FOR YEAR ENDED 31 DECEMBER 2019

Directors' Benefits

No director of the Company has, since the end of the previous financial year, received or become entitled to receive a benefit by reason of a contract made by Company or related company with the director or with a firm of which he is a member, or with a company in which he has substantial financial interest.

Going Concern

The financial statements of the Company have been prepared on a going concern basis. We consider the application of the going concern principle to be appropriate in the preparation of these financial statements as we believe that the Company has adequate funds to meet its liabilities as and when they fall due over the next twelve months.

Events Subsequent to Balance Date

(a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,218,262 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $163,916 was deducted.

(b) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant. The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year.

Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial year which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

Basis of Preparation

The financial statements of the Company have been drawn up in accordance with International Financial Reporting Standards and the requirements of law. The financial statements have been prepared under the historical cost convention.

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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

ASSETS FIJI PTE LIMITED
DIRECTORS' DECLARATION
FOR YEAR ENDED 31 DECEMBER 2019

This directors' declaration is required by the Companies Act 2015.

The Directors of Assets Fiji Pte 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 December 2019:

  (i) give a true and fair view of the financial position of the Company as at 31 December 2019 and of the performance of the Company for the year ended 31 December 2019; and

  (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; and

(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.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

OFFICE OF THE AUDITOR GENERAL

Promoting Public Sector Accountability and Sustainability through our Audits

Level 1, Modyl Plaza
Karsanji St. Vatuwaqa
P. O. Box 2214, Government Buildings
Suva. Fiji

Telephone: (679) 330 9032
E-mail: info@auditorgeneral.gov.fj
Website: www.oag.gov.fj

ASSETS FIJI PTE LIMITED

AUDITOR'S INDEPENDENCE DECLARATION TO THE DIRECTORS OF ASSETS FIJI PTE LIMITED

As auditor for the audit of Assets Fiji PTE Limited for the financial year ended 31 December 2019, I declare to the best of my knowledge and belief that there have been:

(a) No contravention of the auditor independence requirements of the Companies Act, 2015 in relation to the audit; and

(b) No contravention of any applicable code of conduct in relation to the audit.

This declaration is in respect to Assets Fiji PTE Limited during the year.

Sairusi Dukuno
ACTING AUDITOR-GENERAL

AUDITOR-GENERAL FIJI

OFFICE OF THE AUDITOR GENERAL

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Level 1, Modyl Plaza
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Website: www.oag.gov.fj

INDEPENDENT AUDITOR'S REPORT

Assets Fiji Pte Limited

Report on the Audit of the Financial Statements

Opinion

I have audited the accompanying financial statements of Assets Fiji Pte Limited ("the Company"), which comprise the Statement of Financial Position as at 31 December 2019, the Statement of 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 significant accounting policies.

In my opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2019, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

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

Other Information

The Management and Directors are responsible for the other information. The other information comprises the Directors' Report but does not include the financial statements and the auditor's report thereon.

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

In connection with my audit of the financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained during the audit, or otherwise appears to be materially misstated. If, based upon the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of those charged with governance for the Financial Statements

The Management and Directors are responsible for the preparation and fair presentation of the financial statements in accordance with IFRS and the Companies Act 2015, and for such internal control as the Management and Directors 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 Management and Directors is 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 board either intend to liquidate the Company or to cease activities, 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

My 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 my 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 and 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 the financial statements.

As part of an audit in accordance with ISA, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 organisation's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of the Management and Directors 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 organisation's ability to continue as a going concern. If I conclude that material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures, are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the organisation 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.

Auditor's Responsibilities for the Audit of the Financial Statements (con't)

- I communicate with the Management and Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

- I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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

a) I have been given all information, explanations and assistance necessary for the conduct of the audit; and

b) The Company has kept financial records sufficient to enable the financial statements to be prepared and audited.

Sairusi Dukuno
ACTING AUDITOR-GENERAL

AUDITOR - GENERAL
FIJI

Suva, Fiji
26 September 2022

ASSETS FIJI PTE LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR YEAR ENDED 31 DECEMBER 2019

	Notes	2019 $	2018 $
Income			
Revenue - rental income		1,218,262	1,115,702
Other income	4	115,647	312,522
Finance Income		1,293	2,068
Total income		1,335,202	1,430,292
Administration and operating expenses	6	(233,029)	(279,748)
Finance cost	5	(43,856)	(276)
Total expenses		(276,885)	(280,024)
Profit before income tax		1,058,317	1,150,268
Income tax expense	8	(211,663)	(230,054)
Net profit after tax for the year		846,654	920,214
Other comprehensive income for the year		-	-
Total comprehensive income for the year		846,654	920,214

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
STATEMENT OF FINANCIAL POSITION
FOR YEAR ENDED 31 DECEMBER 2019

	Notes	2019 $	2018 $
Assets			
Current assets			
Cash and cash equivalents	12	149,089	120,972
Prepayments and other receivables	9	4,811,276	3,879,998
Total current assets		**4,960,365**	**4,000,970**
Non-current assets			
Property, plant and equipment	11	57,330,995	57,346,470
Right-of-use assets	18	1,707,136	-
Total non-current assets		**59,038,131**	**57,346,470**
Total assets		**63,998,496**	**61,347,440**
Liabilities and equity			
Current liabilities			
Other payables	10	849,402	672,578
Income tax payable	8	843,174	636,052
Lease liabilities	18	966	-
Total current liabilities		**1,693,542**	**1,308,630**
Non-current liabilities			
Deferred Income	13	76,091	114,608
Deferred tax liability		3,441,955	3,437,414
Lease liabilities	18	1,453,466	-
Total non current liabilities		**4,971,512**	**3,552,022**
Total liabilities		**6,665,054**	**4,860,652**
Net assets		**57,333,442**	**56,486,788**
Shareholder's equity			
Share capital	14(a)	2	2
Capital re-organisation reserve	14(b)	23,005,855	23,005,855
Revaluation reserve	14(c)	30,936,731	30,936,731
Retained earnings		3,390,854	2,544,200
Total shareholder's equity		**57,333,442**	**56,486,788**

The above statement of financial position should be read in conjunction with the accompanying notes.

These financial statements are approved in accordance with a resolution of the Board of Directors.

Signed for and on behalf of the Company and in accordance with a resolution of the Directors.

Dated this 20 day of September 2022.

Director

Director

ASSETS FIJI PTE LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR YEAR ENDED 31 DECEMBER 2019

	Notes	2019 $	2018 $
Share capital			
Beginning of the period		2	2
End of the period	14(a)	2	2
Capital re-organisation reserve			
Beginning of the period		23,005,855	23,005,855
End of the period	14(b)	23,005,855	23,005,855
Revaluation reserve			
Beginning of the period		30,936,731	30,936,731
Other comprehensive income - revaluation surplus		-	-
End of the period	14(c)	30,936,731	30,936,731
Retained Earnings			
Beginning of the period		2,544,200	1,623,986
Net profit for the year		846,654	920,214
End of the period		3,390,854	2,544,200
Total equity		57,333,442	56,486,788

The above statement of changes in equity should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
STATEMENT OF CASH FLOWS
FOR YEAR ENDED 31 DECEMBER 2019

	Notes	2019 Inflows/ (Outflows) $	2018 Inflows/ (Outflows) $
Cash flow from operating activities			
Rent collected		57,258	-
Cash receipts from government grants		-	300,000
Cash receipts from consent fees		2,700	2,731
Cash paid to suppliers		(19,564)	(4,906)
Bank charges paid		(210)	(276)
Interest received		1,293	2,068
Income tax paid		-	-
Interest component of lease payments		(6,979)	-
Principal component of lease payments		(6,381)	
Net cash generated from operating activities		28,117	299,617
Investing Activities			
Payment made to acquire land lease agreement		-	(230,000)
Net cash generated from investing activities		-	(230,000)
Financing Activities			
Cash receipt from issuing shares		-	-
Net cash generated from financing activities		-	-
Net movement in cash and cash equivalents		28,117	69,617
Cash and cash equivalents at the beginning of the year		120,972	51,355
Cash and cash equivalents at the end of the year	12	149,089	120,972

The above statement of cash flows should be read in conjunction with the accompanying notes.

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED 31 DECEMBER 2019

1 GENERAL INFORMATION

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Pte Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ("FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date. The Company in turn has leased the assets necessary for port operations back to FPCL and FSHIL. Ownership of all land interests will remain with the Company which in turn is 100% owned by the Fiji Government. The land title transfer and lease back agreement was also signed on the date commencing 13 November 2015 for a term of 50 years.

The principle activities of the company is to retain, manage and lease out land assets. The company is a limited liability company incorporated and domiciled in the Republic of Fiji.

The financial statements of the Company for the year ended 31 December 2019 were authorised for issue by the Board of Directors on 20 September 2022.

2 BASIS OF PREPARATION

a) Basis of preparation

The financial statements have been prepared on the basis of historical cost convention except where specifically stated. Cost is based on the fair values of the consideration given in exchange for assets.

In the application of IFRS, management is required to make judgements, estimates and assumptions about carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both the current and future period. Judgements made by management in the application of IFRS that have significant effects on the financial statement and estimates with a significant risk of material adjustments in the future periods are disclosed, where applicable, in the relevant notes to the financial statements.

b) Statement of compliance

The financial statements of the Company have been drawn up in accordance with the International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

c) Going concern

The financial statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

d) Functional and presentation currency

The Company operates in Fiji and hence its financial statements are presented in Fiji dollars rounded to the nearest dollar, which is the Company's functional and presentation currency.

e) Comparatives

Where necessary, amounts relating to prior years have been reclassified to facilitate comparison and achieve consistency in disclosure with current year amounts.

2 BASIS OF PREPARATION - Continued

f) New and amended standards adopted by the company.

The company has applied the following standards and amendments for the first time for their annual reporting period commencing 1 January 2019:

IFRS 16 'Leases'

IFRS 16 'Leases' is applicable for annual reporting periods beginning on or after 1 January 2019.

Previously, leases in which substantially all the risks and rewards of ownership were retained by the lessor were classified as operating leases. Payments made under operating leases were charged to profit or loss on a straight-line basis over the period of the lease. Leases of property, plant and equipment where the company had substantially all the risks and rewards of ownership were classified as finance leases. Finance leases were capitalised at the lease's commencement at the lower of the fair value of the leased property and the present value of the minimum lease payments. Each lease payment was apportioned between the liability and finance charges using the effective interest method. Rental obligations, net of finance charges, were included in borrowings in the statement of financial position. The property, plant and equipment acquired under finance leases was depreciated over the shorter of the useful life of the asset and the lease term.

From 1 January 2019, all leases are now accounted for in accordance with the policy set out in Note 3(l). In accordance with the transition provisions of IFRS 16, the company has elected to apply the modified approach to adopting the new rules retrospectively with the cumulative effect of initially applying the standard recognised as at 1 January 2019. Comparatives for the year ended 31 December 2018 have not been restated.

On adoption the company has recognised lease liabilities in respect of leases previously classified as operating leases under the principles of IAS 17. These liabilities were measured at the present value of the remaining lease payments, discounted using the company's incremental borrowing rate as at 1 January 2019. The weighted average incremental borrowing rate applied to lease liabilities as at 1 January 2019 was 6%.

The lease liability recognised as at 1 January 2019 was $1,259,342 as set out below. The associated right-of-use assets of $1,259,342 were also recognised (note 17(a)), and accordingly there was no adjustment required to retained earnings as at 1 January 2019.

Leased assets previously classified as finance leases under IAS 17 and included within property, plant and equipment have been reclassified to right-of-use assets at their carrying amount as at 1 January 2019.

In applying IFRS 16 for the first time, the company has used the following practical expedients permitted by the standard:

- accounting for operating leases with a remaining lease term of less than 12 months as at 1 January 2019 as short term leases
- excluding initial direct costs for the measurement of right-of-use assets as at 1 January 2019
- single discount rate is applied to a portfolio of leases with reasonably similar characteristics
- the use of hindsight in determining the lease term where the contract contains options to extend or terminate the lease

The company has also elected not to reassess whether a contract is, or contains a lease at the date of initial application.

Reconciliation for the differences between operating lease commitments disclosed as at 31 December 2018 and lease liabilities recognised at date of initial application at 1 January 2019 is as follows:

	$
Operating lease commitments disclosed as at 31 December 2018	5,711,746
Discounted at the incremental borrowing rate	1,262,176
Add: adjustments as a result of a different treatment of extension and termination options and adjustments relating to changes in lease rates and renewal options	-
Less: short term and low value lease obligations not recognised as liabilities	(2,834)
Lease liabilities recognised as at 1 January 2019	1,259,342

2 BASIS OF PREPARATION - Continued

f) New and amended standards adopted by the company - *continued*

The following table summarises the impact of adopting IFRS 16 on the company's statement of financial position. There was no material impact on the company's statement of profit and loss and other comprehensive income and statement of cash flows for the period ended 31 December 2019.

Line items that were not affected by the changes have not been included:

Statement of financial position (extract)	31 Dec 2018	IFRS 16	1 Jan 2019
Assets			
Right-of use-asset (note18(a))	-	1,259,342	1,259,342
Liabilities			
Lease liabilities (note 18(a))	-	(1,259,342)	(1,259,342)

There was no impact on the company's retained earnings on adoption of IFRS 16 as at 1 January 2019.

g) Standards issued but not yet effective

A number of new standards and amendments to standards and interpretations are effective for annual periods beginning after 1 January 2019 and have not been applied in preparing these financial statements. The company is yet to assess the impact of these standards and intends to adopt the standards no later than the accounting period in which the standards become effective.

Reference	Summary	Application Date
Revised Conceptual Framework for Financial Reporting	The IASB has issued a revised Conceptual Framework which will be used in standard-setting decisions with immediate effect. Key changes include: i) increasing the prominence of stewardship in the objective of financial reporting ii) reinstating prudence as a component of neutrality iii) defining a reporting entity, which may be a legal entity, or a portion of an entity iv) revising the definitions of an asset and a liability v) removing the probability threshold for recognition and adding guidance on derecognition vi) adding guidance on different measurement basis; vii) stating that profit or loss is the primary performance indicator and that, in principle, income and expenses in other comprehensive income should be recycled where this enhances the relevance or faithful representation of the financial statements. No changes will be made to any of the current accounting standards. However, entities that rely on the Framework in determining their accounting policies for transactions, events or conditions that are not otherwise dealt with under the accounting standards will need to apply the revised Framework from 1 January 2020. These entities will need to consider whether their accounting policies are still appropriate under the revised Framework.	Annual periods beginning on or after 1 January 2020

2 BASIS OF PREPARATION - Continued

g) Standards issued but not yet effective - *continued*

Reference	Summary	Application Date
Amendments to IAS 1 and IAS 8 on the definition of material	These amendments to IAS 1, 'Presentation of financial statements', and IAS 8, 'Accounting policies, changes in accounting estimates, and errors', and consequential amendments to other IFRSs: i) Use a consistent definition of materiality throughout the IFRSs and the Conceptual for Financial Reporting; ii) Clarify the explanation of the definition of material; and iii) Incorporate some of the guidance in IAS 1 about immaterial information.	Annual periods beginning on or after 1 January 2020

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies adopted by the Company are stated to assist in a general understanding of these financial statements. The accounting policies adopted are consistent with those of the previous year except as stated otherwise.

a) Cash and cash equivalents

Cash and cash equivalents comprises cash at bank and on hand and short term deposits with an original maturity of three months or less. For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

b) Property, plant and equipment

Land is shown at fair value, based on valuations by external independent valuers. Valuations are performed with sufficient regularity to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Any amortisation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount of the asset. All other property, plant and equipment are shown at cost less subsequent depreciation and impairment. Cost includes expenditure that is directly attributable to the acquisition of the item.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are expensed in the statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land is credited to other comprehensive income and shown as other reserves in shareholders' equity. Decreases that offset previous increases of the same asset are charged in other comprehensive income and debited against other reserves directly in equity; all other decreases are charged to the statement of profit or loss and other comprehensive income.

Depreciation is calculated using the straight-line method to allocate the cost of each asset to its residual value over its estimated useful life. The principal annual rates in use are:

Leasehold improvements	2.5% - 4%
Office furniture, fittings and equipment	12.5%
Motor vehicles	25%
Plant and equipment	20%
Computers	25%

Major renovations are depreciated over the remaining useful life of the related asset or to the date of the next major renovation, whichever is sooner.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposal are determined by comparing proceeds with carrying amount and are included in the statement of profit or loss and other comprehensive income.

Borrowing costs incurred for the construction of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

c) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and reliable estimate can be made of the amount of the obligation.

Where the Company expects a provision to be reimbursed, the reimbursement is recognised as a separate asset but only when reimbursement is virtually certain. If the effect of time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as an expense.

d) Employee entitlements

Wages and salaries

Liabilities for wages and salaries are expected to be settled within 12 months of the reporting date and are accrued up to the reporting date.

Annual Leave

The liability for annual leave is recognised in the provision for employee entitlements. These benefits are expected to be settled within 12 months and are measured at their nominal values using the remuneration rate expected to apply at the time of the settlement.

Defined contribution plan

Contributions to Fiji National Provident Fund (FNPF) are expensed when incurred.

e) Value Added Tax (VAT)

Revenue, expenses and assets are recognised net of the amount of value added tax except:

- where the value added tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the VAT is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

- receivables and payables that are stated with the amount of VAT included.

The net amount of VAT recoverable from, or payable to, the taxation authority is included as part of prepayments and other receivables or other payables in the statement of financial position.

f) Income tax

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance date.

Current income tax relating to items recognised directly in equity is recognised in equity and not in profit or loss.

Deferred income tax

Deferred income tax is provided, using the liability method, on all temporary differences at the balance date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax liabilities are recognised for all taxable temporary differences:

- except where the deferred income tax liability arises from goodwill, amortisation or the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interest in joint ventures, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

g) Other payables

Payables are recognised when the Company becomes obliged to make future payments resulting from the purchase of goods and services.

h) Revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the sale of goods or provision of services in the ordinary course of the company's activities. Revenue is shown net of value added tax, returns, rebates and discounts.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

h) Revenue recognition - *continued*

The recognition criteria for the various streams of income is outlined below.

(i) *Rental Income*

Rental income revenue is earned from leasing of occupiable land space to tenants through tenancy agreement. Revenue is recognised from the effective date of the tenancy agreement at the specified rental rate agreed.

(ii) *Government grants and deferred income*

This relates to the monetary contributions from the Government of Fiji. Monetary grants have been allocated through the national budget for operational support for the Company.

Cash contributions are initially recognised as deferred income and are then recognised in the profit or loss on a systematic basis in the same periods in which the expenses are recognised.

i) Financial Instruments

Financial assets and financial liabilities are initially recognised when the company becomes a party to the contractual provisions of the instrument. 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 FVPL, transaction costs that are directly attributable to its acquisition or issue.

The company's financial assets measured at amortised cost comprise of cash and cash equivalent and other receivables.

The company's financial liabilities comprise of other payables. The adoption of IFRS 9 has not had a significant impact on the company's accounting policies for financial liabilities.

Financial Assets

(i) Classification

The company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through OCI or through profit or loss), and
- those to be measured at amortised cost.

The classification depends on the company's business model for managing the financial assets and the contractual terms of the cash flows.

(ii) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the company commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the company has transferred substantially all the risks and rewards of ownership.

(iii) Measurement

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

A financial asset is measured at amortised cost if it meets both the following conditions and is not designated as at fair value through profit or loss:

- 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 that are solely payments of principal and interest on the principal amount outstanding

Financial assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by any impairment losses. Interest income, gains/(losses) arising from derecognition, foreign exchange gains/(losses), and impairment losses are recognised in profit or loss.

(iv) Impairment

The company recognizes loss allowances for expected credit losses (ECLs) for financial assets 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 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.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

i) Financial Instruments - *continued*

Financial Assets

(iv) Impairment

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;
- other receivables; and
- 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 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);
- 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.

Assets carried at amortised cost

For loans and receivables, the amount of the loss was measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that had not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset was reduced and the amount of the loss was recognised in profit or loss.

If, in a subsequent period, the amount of the impairment loss decreased and the decrease could be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss was recognised in profit or loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or fair value through profit or loss (FVPL). A financial liability is classified as at FVPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVPL 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 gain or loss on derecognition is also recognised in profit or loss.

j) Leases

Policy applicable from 1 January 2019

As a Lessee

The company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

j) Leases - *continued*

As a Lessee - continued

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the company's incremental borrowing rate. Generally, the company uses its incremental borrowing rate as the discount rate.

Assets and liabilities arising from a lease are initially measured on a present value basis.

Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option, and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

The company does not have leases which contain the amounts expected to be payable by the lessee under residual value guarantees.

The lease payments are discounted using the interest rate implicit in the lease, if that rate can be determined, or the company's incremental borrowing rate. Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any lease incentives received
- any initial direct costs, and
- restoration costs.

Cash payments for the principal and interest portion of the lease liabilities are presented as cash flows from financing activities.

For leases that were classified as finance leases under IAS 17, the carrying amount of the right-of- use asset and the lease liability at 1 January 2019 are determined at the carrying amount of the lease asset and lease liability under IAS 17 immediately before that date.

Critical judgements in the application of the new standard

The company has entered into tenancy leases agreements with Director of Lands. Management applied judgment in selecting an appropriate rate to discount the remaining future lease payments when determining lease liabilities under IFRS 16.

Lease liabilities were measured at the present value of the remaining lease payments, discounted using the companies incremental borrowing rate as of 1 January 2019. The incremental borrowing rate is the rate of interest that the companies would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment.

(i) Determining the incremental borrowing rate (IBR)

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 reflective of 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 estimate the IBR using observable inputs when available and is required to make certain entity-specific estimates. The company has used an IBR based on a 10 year Fiji Government bond rate, which is currently 6.00%.

As a Lessor

When the company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease

To classify each lease, the company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

j) Leases - *continued*

As a Lessor - continued

If an arrangement contains lease and non-lease components, the company applies IFRS 15 to allocate the consideration in the contract. Lease income from operating leases where the Company is a lessor is recognised in income on a straight-line basis over the lease term. The respective leased assets are included in the balance sheet based on their nature.

The company is not required to make any adjustments on transition to IFRS 16 for leases in which it acts as a lessor, except for a sub-lease. The company accounted for its leases in accordance with IFRS 16 from the date of initial application. Under IFRS 16, the company is required to assess the classification of a sub-lease with reference to the right-of-use asset, not the underlying asset. The Company does not have any sub-lease contracts.

Policy applicable up to 31 December 2018

As a Lessee

Leases of property, plant and equipment where the company, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in other short-term and long-term payables. Each lease payment is allocated between the liability and finance cost.

The finance cost is charged to the profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that the Company will obtain ownership at the end of the lease term.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease.

As a Lessor

When the company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease.

Lease income from operating leases where the company is a lessor is recognised in income on a straight-line basis over the lease term. The respective leased assets are included in the balance sheet based on their nature.

4. OTHER INCOME

	2019 $	2018 $
Government Grant	38,517	235,392
Consent fees	2,700	2,700
Other income - Lease recharges	74,430	74,430
Total other income	115,647	312,522

5. FINANCE COST

	2019 $	2018 $
Finance Cost - Lease liabilities	43,646	-
Finance Cost - Others	210	276
Total other income	43,856	276

ASSETS FIJI PTE LIMITED
NOTES TO FINANCIAL STATEMENTS *continued*
FOR YEAR ENDED 31 DECEMBER 2019

6. PROFIT BEFORE INCOME TAX

Profit before income tax has been determined after charging the following expenses:

	2019 $	2018 $
Advertising	598	1,795
Accounting fees - Audit	8,304	8,304
Accounting fees - Other	3,080	4,224
Amortisation - Crown lease land	15,475	15,475
Depreciation expense - ROU	21,210	-
Electricity	3,238	3,870
Repairs and maintenance	-	4,097
Property rates	8,703	89,303
Property insurance	37,321	38,245
Administration fees*	115,100	111,324
Valuation	20,000	552
Other expenses	-	2,559
	233,029	279,748

*See note 7 for details

7. ADMINISTRATION BY FIJI PORTS CORPORATION PTE LTD

Following the divestment of Fiji Ports Corporation Pte Ltd (FPCL) and vesting of land to the Company, there were no immediate staff or management to manage the properties and overall business operations. The directors of the Company engaged FPCL, at a predetermined administration fee, to carry out the administrative and property management tasks on behalf of the Company. These tasks included invoicing, receipting, making payments, attend to tenant queries and property maintenance.

As a result, all rent collected during the financial year were retained by FPCL and disclosed as other receivables at year end. Expenses incurred during the year by the Company were paid by FPCL and are recorded as other payables at year end. The rent receivable and expenses payable subsequently gets cleared. Refer to Note 22 (a)

8. INCOME TAX EXPENSE

	2019 $	2018 $
(a) Current Tax		
Current year	207,122	230,054
(Over)/under provision in prior years	-	-
	207,122	230,054
Deferred Tax		
Origination and reversal of temporary differences	4,541	-
(Over)/under provision in prior years	-	-
	4,541	-
Income tax expense	211,663	230,054
(b) Reconciliation of effective tax		
Profit before income tax	1,058,317	1,150,268
Prima facie income tax expense at 20%	211,663	230,054
Effect of permanent differences	-	-
(Over)/under provision in prior years	-	-
	211,663	230,054
(c) Recognition of deferred tax, net		
Right of use asset / lease liability	(4,541)	-
Property, Plant & Equipment	-	-
	(4,541)	-

Movement in deferred taxes during the year	1 January 2019	Recognised in Profit and Loss	31 December 2019
Right of use asset / lease liability	-	(4,541)	(4,541)
Property, Plant & Equipment	-	-	-
	-	(4,541)	(4,541)

	2019 $	2018 $
(d) Current tax asset / liability		
Balance as at 1 January	636,052	405,998
Current tax expense	207,122	230,054
(Over)/under provision in prior years	-	-
Payments made during the year	-	-
Balance as at 31 December	843,174	636,052

9. PREPAYMENTS AND OTHER RECEIVABLES

	2019 $	2018 $
Rent collected - receivable from FPCL*	4,767,034	3,606,030
Security deposits- receivable from FPCL	29,728	29,728
Insurance Prepayment	10,454	9,365
VAT Receivable	4,060	4,875
Other prepayment*		230,000
	4,811,276	3,879,998

*Fiji Ports Corporation Pte Limited (FPCL) carried out the administrative tasks of invoicing and collecting rent on behalf of the Company. The rent is retained by FPCL is subsequently transferred. See note 22 (a).

Other prepayments for prior year relates to upfront payment made to acquire the Government Printing and Stationery Department's land lease agreement with Director of Lands.

10. OTHER PAYABLES

	2019 $	2018 $
Expenses incurred - payable to FPCL	764,341	600,425
Security deposits received in advance - payable to tenants	29,728	29,728
Accruals - accounting fees	55,333	42,425
	849,402	672,578

Expenses incurred for the financial year ending December 2019 and for year ending 31 December 2018 were paid by Fiji Ports Corporation Pte Ltd and is reimbursed after year end. See note 22 (a).

11. PROPERTY, PLANT AND EQUIPMENT

	2019 $	2018 $
Freehold Land		
Fair value:		
At 1 January	55,835,000	55,835,000
Revaluation surplus	-	-
At 31 December	55,835,000	55,835,000
Leasehold land		
Fair value:		
At 1 January	1,545,000	1,545,000
Revaluation surplus	-	-
At 31 December	1,545,000	1,545,000
Depreciation and impairment		
At 1 January	(33,530)	(18,055)
Amortisation charge for the year	(15,475)	(15,475)
At 31 December	(49,005)	(33,530)
TOTAL		
Fair value:		
At 1 January	57,380,000	57,380,000
Revaluation surplus	-	-
Additions	-	-
Disposal	-	-
At 31 December	57,380,000	57,380,000
Depreciation and impairment		
At 1 January	(33,530)	(18,055)
Amortisation charge for the year	(15,475)	(15,475)
At 31 December	(49,005)	(33,530)
Net book value - total	57,330,995	57,346,470

Land is recognised at fair value based on periodic, but at least quinquennial, valuations by external independent valuers. The revaluation surplus net of applicable deferred income taxes is credited to asset revaluation reserve in shareholders equity. At the end of each reporting period, the directors update their assessment of the fair value of each property, taking into account the most recent independent valuations. The directors determine a property's value within a range of reasonable fair value estimates. All other property, plant and equipment is recognised at historical cost less depreciation.

12. CASH AND CASH EQUIVALENTS

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and at bank. Cash and cash equivalents at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the statement of financial position as follows:

	2019 $	2018 $
Cash on hand	-	-
Cash at bank	149,089	120,972
	149,089	120,972

During the year a total of $1,218,262 rent was collected and retained by Fiji Ports Corporation Pte Ltd. The cash collected is subsequently transferred into the Company's bank account. See note 22 (a). The cash at bank as at 31 December 2019 and 31 December 2018 relates to the government grant and consent fees received during the year.

13. DEFERRED INCOME

	2019 $	2018 $
Cash grant from Government		
Beginning of the year	114,608	50,000
Additions during the year	-	300,000
Amortisation charge	(38,517)	(235,392)
Balance at the end of the year	76,091	114,608

14. CAPITAL AND RESERVES

	2019 $	2018 $
(a) Issued and Paid up Capital		
2 ordinary shares	2	2
(b) Capital re-organisation reserve		
Balance at beginning of period	23,005,855	23,005,855
Assets transferred through divestment	-	-
(c) Revaluation reserve		
Balance at beginning of period	30,936,731	30,936,731
Revaluation surplus - land	-	-
Closing balance	53,942,588	53,942,588

As part of Fiji Government's divestment strategy and cabinet approval through Legal Notice No. 97 of 2015 made on 13 November 2015, all interest in land and improvements owned and held by Fiji Ports Corporation Limited ("FPCL") and Fiji Ships and Heavy Industries Pte Limited ("FSHIL") under the Property, Plant and Equipment and Investment Property was vested to Assets Fiji Pte Limited ('the Company") as of that date.

The Company elected to measure the land and improvements at their carrying amounts prior to reorganisation without fair value uplift.

No consideration was transferred as part of the reorganization, resulting in the carrying amount of the land and improvements being recorded in the capital re-organisation reserve.

Fair value of land was determined to be more than the carrying amount resulting in the revaluation surplus recorded in the revaluation reserve.

15. RELATED PARTIES

(a) Directors

The names of persons who were directors of the Company during the year ended December 2019 are as follow:

Shaheen Ali (Chairman)
David Kolitangane
Kamni Naidu

The directors were not entitled to any remuneration during the year ended December 2019 (2018:NIL)

(b) Key Management personnel

Key Management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly (whether executive or otherwise) of the Company.

During the year ended December 2019, there were no key management personnel or staff for the Company. The directors of the company had engaged Fiji Ports Corporation Pte Limited (FPCL) to perform the book keeping and operational task on behalf of the Company while the Department of Public Enterprise was the secretariat.

16. FINANCIAL RISK MANAGEMENT

Risk management framework

The Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect in market conditions and the Company activities.

Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's cash at bank, receivable and investment in term deposits.

The Company has not entered into any significant contractual obligations with a customer nor is a counter party to a financial instrument that may lead to credit risk exposure.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. 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.

There were no significant contractual maturities of financial liabilities as at the reporting date.

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 management is to manage and control market risk exposure within acceptable parameters, while optimising the return.

At the reporting date, the Company has not entered into any interest-bearing financial instruments.

17. CAPITAL MANAGEMENT

The Company's capital includes share capital, capital re-organisation reserve and retained earnings.

The Company's policy is to maintain a strong capital base to sustain future development of the business.

The Company is not subject to any externally imposed capital requirements. The Company's policies with respect to capital management are reviewed regularly by the Board of Directors.

There have been no material changes in the Company's management of capital during the year.

18. LEASES

(a) As a lessee

The company has accounted for its lease contracts in accordance with IFRS 16. Note 2(f) includes details of the accounting impact as at date of initial adoption.'

Nature of leasing activities

The company has lease agreements with Director of Lands for the lease of land. Rent is payable as per the terms of the agreements. Leasehold land leases typically run for a period of 99 years.

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

The statement of financial position shows the following amounts relating to right-of-use assets:

Right-of-use assets - Land

	2019 $	2018 $
Right of use assets recognised on date of adoption – 1 January 2019	1,259,342	-
Add: Lease additions during the year	469,003	-
Less: Depreciation charge for the year	(21,209)	-
Balance as at 31 December 2019	1,707,136	-

18. LEASES - *Continued*

Lease liabilities

	2019 $	2018 $
Lease liabilities recognised on date of adoption – 1 January 2019	1,259,342	-
Add: Additions during the year	239,003	-
Add: Interest	43,647	-
Less: lease payments - cash	(13,360)	-
Less: lease payments - non cash	(74,200)	-
Balance as at 31 December	1,454,432	-

(i) Amounts recognised in the statement of financial position	2019 $	2018 $
Assets		
Right-of-use assets - Land	1,707,136	-
Liabilities		
Current	966	-
Non- current	1,453,466	-
Total lease liabilities at 31 December	1,454,432	-

(ii) Amounts recognised in profit or loss		
Depreciation charge on right-of-use assets	21,209	-
Interest expense (included in finance cost)	43,647	-
(iii) Amounts recognised in statement of cash flows		
Principal element of lease payments	6,979	-
Interest element of lease payments	6,381	
(iv) Maturity analysis – contractual undiscounted cash flows		
Less than one year	88,200	-
One to five years	441,000	-
More than five years	6,476,500	-
Total undiscounted lease liabilities at 31 December	7,005,700	-

(b) As a lessor	2019 $	2018 $

Lease income receivable from lease agreements in which the company acts as a lessor is as below:

Operating lease

Lease income receivable	32,536,925	26,090,227

All the land that is owned by the company is leased out to tenants and classified as operating lease because they do not transfer the substantially all the risk and rewards incidental to the ownership of the assets.

Note 18(b) sets out a maturity analysis of lease payments, showing the undiscounted lease payments to be received after the reporting date

19. COMMITMENTS

(a) Capital Commitments

There were no capital commitments for the year ending December 2019 (2018: NIL)

(b) Operating Lease Income

Operating lease income relates to rental income from land spaces rented out.

	2019 $	2018 $
Not later than one year	1,086,747	915,169
Later than one year but not later than five years	4,310,820	3,648,349
Later than five years	27,139,358	21,526,709
Total future rental income	32,536,925	26,090,227

20. CONTINGENT ASSETS

Upon enquiry, it has been probable that special license No.1348 and 9 pending land titles from Fiji Ports Corporation Pte Limited will be vested to Assets Fiji Pte Limited. The details of these 9 pending land titles are: CT 35539, CL 6085, CT 39855, LD 27/6/1-2 ND 4770, DP5244/3595, ND 550/3238, LD 60/938, CL 16260 and CL 13946.

Accordingly, Clause 2 (3) of the said Legal notice No. 97 indicated that 1 special license currently leased to Fiji Ships & Heavy Industries Pte Limited was supposed to have been vested to Assets Fiji Pte Limited. Special license No.1348 relates to Fiji Ships and Heavy Industries Pte Limited - Waterways.

As it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the financial statements of the period in which the change occurs. As at 31 December 2019, the special license is assessed continually to ensure that developments are appropriately reflected in the financial statements.

21. CONTINGENT LIABILITIES

There were no contingent liabilities for the year ending December 2019 (2018: NIL)

22. EVENTS SUBSEQUENT TO BALANCE DATE

a) Transfer of rent receivable

Rent collected during the year by Fiji Ports Corporation Pte Ltd (FPCL) totalling $1,218,262 was transferred to the Company on 21 July 2020. The Company received a net amount whereby the amount payable to FPCL totalling $163,916 was deducted.

b) COVID-19 Global Pandemic

The World Health Organisation declared a pandemic in relation to the Novel Coronavirus (COVID-19) on 11 March 2020. Measures taken to contain the virus have had a significant negative economic impact on global markets including Fiji's major trading partners. Economic activity in Fiji has also been drastically impacted with business disruptions, job losses or reduced pay and levels of activity reduced in most market sectors.

In April 2021, Fiji recorded its second outbreak of COVID-19 in over a year and various restrictions have been imposed to contain the outbreak including the establishment of containment zones, restricted travel within the country and through international borders and the closure of non-essential businesses. The economic disruption has had some impact on the entity's operations and operating results for the 2020/2021 financial year, albeit not significant. The Fijian Government subsequently announced the easing of COVID-19 restrictions, including the removal of containment zones, travel restrictions within the country, and reopening of most businesses and workplaces, subject to COVID-19 protocols and guidelines; and the reopening of Fiji's international borders from 1 December 2021 to travel partner countries. This is expected to gradually increase levels of economic activity in the country and to have a positive impact on the operations and operating results of the entity for the 2021/2022 financial year.

Directors and management are carefully considering the impact of the COVID-19 pandemic on the business and closely monitoring emerging risks. Directors and management believe that the entity has sufficient financial resources to be able to successfully manage its business risks. Accordingly, the financial statements are prepared on a going concern basis.

Apart from the above, no other matters have arisen since the end of the financial year which significantly affected or may affect the results of those operations, or the state of affairs of the Company in future years.

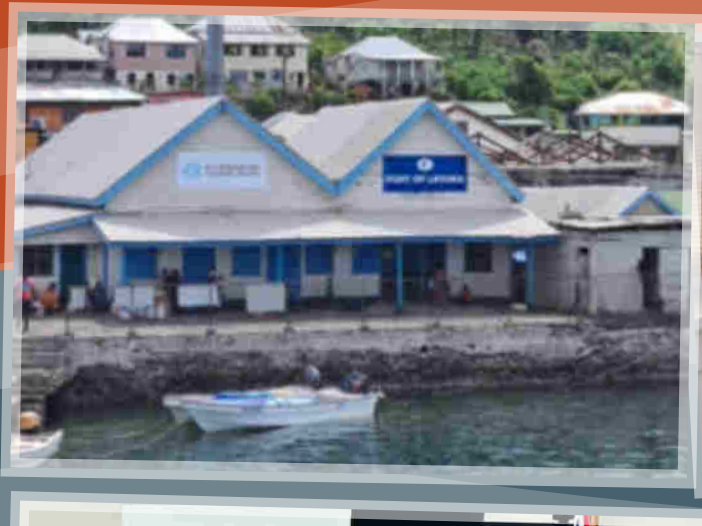
23. COMPANY DETAILS

The Company is incorporated and domiciled in Fiji and its registered office is located at:

82 Robertson Road
Unity House
Suva
Fiji







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ASSETS FIJI
PTE LIMITED