



CDL INVESTMENTS
NEW ZEALAND LIMITED

INTERIM REPORT 2025



Iona, Havelock North, Hawke's Bay



Iona Stage 1, Havelock North, Hawke's Bay



Prestons Park Stage 5, Christchurch

DIRECTORS' REVIEW

FINANCIAL PERFORMANCE

For the six month period ending 30 June 2025, CDL Investments New Zealand Limited ("CDI") made an unaudited operating profit after tax of \$3.57 million (2024: \$2.74 million*). The result reflects current market conditions which have been more subdued than anticipated. The effects of recent reductions in bank lending rates have not yet translated to increased activity in housing and other property markets.

CDI recorded an operating profit before tax to \$5.05 million (2024: \$9.21 million) and recorded property sales and other income for the period of \$13.81 million (2024: \$16.61 million). The Company's Net Asset Backing (at cost) for the period was 107.50 cents per share (2024: 105.20 cents per share).

PORTFOLIO UPDATE

The first six months of 2025 have seen a lot of activity across all of the Company's key development sites.

We recorded the first sales from our Iona development in Havelock North in the last few months, and the remainder of Stage 1 will be complete by the end of this year. The Stage 2 consents have been granted and earthworks are underway with civil works expected to commence early next year.

As we announced recently, the decision by the Hastings District Council to exclude our Iona land at Middle Road from their Future Development Strategy (FDS) despite the weight of professional, independent advice is disappointing. We collaborated extensively with Council and independent experts to prepare a proposal that aligns with the objectives of the FDS. While CDI respects the Council's role in setting strategic direction, the decision undermines a robust recommendation made by a panel of independent experts that was evidence-led and future-focused. We are considering our options and seeking legal and planning advice on the appropriate next steps.

On a more positive note, our fast-track application for Arataki Road in Havelock North, Hawkes Bay, is well advanced and was recently filed with the Environmental Protection Authority. We expect to hear what the composition of the panel who will consider the application will be and their timing to determine the application in the coming month. We remain optimistic that our application can be determined by the end of Q1 2026, which would then allow works to commence.

Sales of the remaining stages at Prestons Park (Canterbury) are proceeding well, and we expect that we will complete the remaining development works and sales by the end of the year.

We are also on track to commence development works at our Richmond site in the coming months which will open another market for residential section sales for us. We anticipate commencing sales in the second half of 2026 for the first settlements occurring before the end of next year.

In relation to our Wairakei Road industrial site in Christchurch, the subdivision consent application has been lodged, and earthworks consent granted, which will allow us to commence development works from September. We anticipate that we will be able to commence pre-title commercial land sales in the second half of next year.

BOARD COMPOSITION

With the retirement of John Henderson immediately after the annual meeting in May, the Board has begun the process of recruiting an additional independent director. The Board is conscious that a new director should bring different skills and knowledge to the company to strengthen the capability of the Board. We anticipate making an announcement some time in Q4 2025.

COMMENTARY AND OUTLOOK

At the annual meeting in May, we said that our FY25 targets are likely to be difficult to achieve, and this is still the case. Given the softer than expected market conditions, the priority for both the Board and Management is to focus on optimising the sale of residential sections where demand is highest and to ensure that development works are producing sections for future sales and settlement. Particular attention is being given to sales at Prestons Park (Canterbury), where we are seeing the highest interest and activity, along with pre-titled sales at our Iona development in the Hawkes Bay. We do expect a pick up in the residential property markets in 2026 as a result of reduced interest rates and also due to economic growth in areas which are currently doing well.

We remain committed to building for our future and ensuring that CDI can grow and develop strategically. The outcome will be a sustainable and long-term future and the work being undertaken now is absolutely critical to delivering that goal.



DESLEIGH JAMESON BOARD CHAIR

12 August 2025

*The FY24 interim profit after tax was affected by a one-off non-cash adjustment of \$3.91 million due to the change of government policy on the depreciation of commercial buildings.



Primepac Warehouse, Wiri, Auckland



Prestons Park Retail Centre, Christchurch

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

IN THOUSANDS OF DOLLARS	NOTE	GROUP	
		UNAUDITED 6 MONTHS TO 30/06/25	UNAUDITED 6 MONTHS TO 30/06/24
Property sales		12,017	15,202
Rental income		1,742	1,412
Revenue		13,759	16,614
Cost of sales		(6,157)	(6,292)
Gross profit		7,602	10,322
Other income		49	-
Administrative expenses		(686)	(536)
Property expenses		(484)	(341)
Selling expenses		(378)	(392)
Other expenses		(1,291)	(1,191)
Results from operating activities		4,812	7,862
Finance income		241	1,350
Finance costs		(3)	(5)
Net finance income		238	1,345
Profit before income tax		5,050	9,207
Income tax expense	5	(1,485)	(6,465)
Profit for the period		3,565	2,742
Total comprehensive income for the period		3,565	2,742
Profit attributable to:			
Equity holders of the parent		3,565	2,742
Total comprehensive income for the period		3,565	2,742
Basic and Diluted Earnings per share (cents per share)	3	1.22	0.94

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

IN THOUSANDS OF DOLLARS	NOTE	GROUP		
		UNAUDITED SHARE CAPITAL	UNAUDITED RETAINED EARNINGS	UNAUDITED TOTAL EQUITY
Balance at 1 January 2024		67,318	246,406	313,724
Total comprehensive income for the period				
Profit for the period		-	2,742	2,742
Total comprehensive income for the period		-	2,742	2,742
Transactions with owners of the Company				
Shares issued under dividend reinvestment plan	2	723	-	723
Dividend to shareholders	2	-	(10,176)	(10,176)
Supplementary dividend		-	(221)	(221)
Foreign investment tax credits		-	221	221
Balance at 30 June 2024		67,992	238,934	306,926
Balance at 1 January 2025		68,041	251,611	319,652
Total comprehensive income for the period				
Profit for the period		-	3,565	3,565
Total comprehensive income for the period		-	3,565	3,565
Transactions with owners of the Company				
Shares issued under dividend reinvestment plan	2	674	-	674
Dividend to shareholders	2	-	(10,214)	(10,214)
Supplementary dividend		-	(229)	(229)
Foreign investment tax credits		-	229	229
Balance at 30 June 2025		68,715	244,962	313,677

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

IN THOUSANDS OF DOLLARS	NOTE	GROUP	
		UNAUDITED AS AT 30/06/25	AUDITED AS AT 31/12/24
SHAREHOLDERS' EQUITY			
Issued capital		68,715	68,041
Retained earnings		244,962	251,611
Total equity		313,677	319,652
REPRESENTED BY:			
NON CURRENT ASSETS			
Property, plant and equipment		63	70
Development property		244,369	222,077
Investment property		36,409	36,301
Investment in associate	7	2	2
Total non current assets		280,843	258,450
CURRENT ASSETS			
Cash and cash equivalents		10,403	32,803
Short term deposits		483	484
Trade and other receivables		3,780	7,517
Income tax receivable		919	-
Development property		27,469	29,368
Total current assets		43,054	70,172
Total Assets		323,897	328,622
NON CURRENT LIABILITIES			
Deferred tax liabilities		4,413	4,354
Lease liability		10	23
Total non current liabilities		4,423	4,377
CURRENT LIABILITIES			
Trade and other payables		5,583	2,154
Employee entitlements		184	151
Income tax payable		-	2,254
Lease liability		31	34
Total current liabilities		5,797	4,593
Total liabilities		10,220	8,970
Net assets		313,677	319,652

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CONDENSED INTERIM STATEMENT OF CASH FLOWS FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

IN THOUSANDS OF DOLLARS	NOTE	GROUP	
		UNAUDITED 6 MONTHS TO 30/06/25	UNAUDITED 6 MONTHS TO 30/06/24
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash was provided from:			
Receipts from customers		17,529	16,095
Interest received		243	1,502
Cash was applied to:			
Payment to suppliers		(10,009)	(13,194)
Payment to employees		(812)	(703)
Purchase of development land		(14,811)	(6,620)
Income tax paid		(4,370)	(3,600)
Net cash (outflow)/inflow from operating activities		(12,230)	(6,520)
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was provided from:			
Short term deposits		484	50,000
Cash was applied to:			
Development of investment property		(383)	(87)
Purchase of plant and equipment		-	-
Short term deposits		(483)	(25,150)
Net cash outflow from investing activities		(382)	24,763
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash was applied to:			
Dividend paid	2	(9,540)	(9,454)
Principal repayment of lease liability		(19)	(24)
Supplementary dividend paid		(229)	(221)
Net cash outflow from financing activities		(9,788)	(9,699)
Net increase in cash and cash equivalents		(22,400)	8,544
Add opening cash and cash equivalents		32,803	2,159
Closing cash and cash equivalents		10,403	10,703

The accompanying notes form part of, and should be read in conjunction with these financial statements.

CONDENSED INTERIM STATEMENT OF CASH FLOWS - CONTINUED

FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

IN THOUSANDS OF DOLLARS	NOTE	GROUP	
		UNAUDITED 6 MONTHS TO 30/06/25	UNAUDITED 6 MONTHS TO 30/06/24
RECONCILIATION OF PROFIT FOR THE PERIOD TO CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit after taxation		3,565	2,742
Adjusted for non cash items:			
Depreciation of investment property		275	275
Depreciation of plant & equipment		5	4
Depreciation of right-of-use assets		15	20
Income tax expense		1,485	6,465
Adjustments for movements in working capital:			
Increase in receivables		(3,736)	(367)
(Increase)/Decrease in development property		(20,392)	(10,178)
Decrease in payables		(3,451)	(1,881)
Cash (consumed)/generated from operating activities		(7,860)	(2,920)
Income tax paid		(4,370)	(3,600)
Cash (outflow)/inflow from operating activities		(12,230)	(6,520)

The accompanying notes form part of, and should be read in conjunction with these financial statements.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

1. SIGNIFICANT ACCOUNTING POLICIES

REPORTING ENTITY

CDL Investments New Zealand Limited (the "Company") is a company domiciled in New Zealand, registered under the Companies Act 1993 and listed on the New Zealand Stock Exchange. The Company is a FMC Reporting Entity in terms of the Financial Markets Conduct Act 2013 and the Financial Reporting Act 2013.

The condensed interim financial statements of the Company as at and for the half year ended 30 June 2025 comprises the Company and its subsidiary (together referred to as the "Group"). The registered office is located at Level 7, 23 Customs Street East, Auckland, New Zealand.

The principal activities of the Group are the development and sale of residential land properties and rental income from the ownership of development properties and investment properties comprising commercial warehousing and retail shops.

(A) STATEMENT OF COMPLIANCE

The financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). They comply with NZ IAS 34 *Interim Financial Reporting*. The condensed interim financial statements do not include all of the information required for full annual financial statements. The accounting policies applied by the Group in these condensed financial statements are the same as those applied by the Group in its consolidated financial statements for the year ended 31 December 2024.

The condensed interim financial statements were authorised for issuance on 12 August 2025.

2. CAPITAL & RESERVES

SHARE CAPITAL

Under the Company's Dividend Reinvestment Plan, an additional 848,744 shares were issued on 16 May 2025 (2024: 1,038,719) at a strike price of \$0.7947 (2024: \$0.6961).

At 30 June 2025, the authorised share capital consisted of 292,672,296 fully paid ordinary shares (2024: 291,823,552).

DIVIDENDS

The following dividends were declared and paid during the period ending 30 June:

IN THOUSANDS OF DOLLARS	2025	2024
Cash - 3.5 cents per qualifying ordinary share (2024: 3.5 cents)	9,540	9,454
Dividend reinvestment plan - 3.5 cents per qualifying ordinary share (2024: 3.5 cents)	674	723
	10,214	10,177

3. EARNINGS PER SHARE

The calculation of basic and diluted earnings per share at 30 June 2025 of 1.22 cents (2024: 0.94 cents) was based on the profit attributable to ordinary shareholders of \$3,564,686 (2024: \$2,742,000); and weighted average number of shares of 292,389,381 (2024: 291,477,312) on issue in the period.

4. SEGMENT REPORTING

OPERATING SEGMENTS

The operating segments of the Group consists of property operations, comprising the development and sale of residential land sections and rental income from development properties and investment properties.

The Group has determined that its chief operating decision maker is the Board of Directors on the basis that it is this group which determines the allocation of resources to segments and assesses their performance.

An operating segment is a distinguishable component of the Group:

- that is engaged in business activities from which it earns revenues and incurs expenses,
- whose operating results are regularly reviewed by the Group's chief operating decision maker to make decisions on resource allocation to the segment and assess its performance, and
- for which discrete financial information is available.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

4. SEGMENT REPORTING - CONTINUED

OPERATING SEGMENTS - CONTINUED

IN THOUSANDS OF DOLLARS	RESIDENTIAL LAND DEVELOPMENT		INVESTMENT PROPERTY		GROUP	
	6 MONTHS TO 30/06/25	6 MONTHS TO 30/06/24	6 MONTHS TO 30/06/25	6 MONTHS TO 30/06/24	6 MONTHS TO 30/06/25	6 MONTHS TO 30/06/24
External revenue	12,279	15,310	1,529	1,304	13,808	16,614
Earnings before interest, depreciation, amortisation & tax	3,590	6,866	1,519	1,295	5,109	8,161
Finance income	241	1,350	-	-	241	1,350
Finance expense	(6)	(5)	-	-	(6)	(5)
Depreciation and amortisation	(4)	(4)	(275)	(275)	(279)	(279)
Depreciation of right-of-use assets	(15)	(20)	-	-	(15)	(20)
Profit before income tax	3,806	8,187	1,244	1,020	5,050	9,207
Income tax expense	(1,137)	(2,265)	(348)	(4,200)	(1,485)	(6,465)
Profit after income tax	2,669	5,922	896	(3,180)	3,565	2,742
Investment property expenditure	-	-	383	87	383	87
Residential land development expenditure	11,737	11,626	-	-	11,737	11,626
Purchase of land for residential land development	14,811	6,620	-	-	14,811	6,620
IN THOUSANDS OF DOLLARS	AS AT 30/06/25	AS AT 31/12/24	AS AT 30/06/25	AS AT 31/12/24	AS AT 30/06/25	AS AT 31/12/24
Cash & cash equivalents and short term bank deposits	10,886	33,287	-	-	10,886	33,287
Investment in associates	2	2	-	-	2	2
Other segment assets	276,600	259,032	36,409	36,301	313,009	295,333
Total assets	287,488	292,321	36,409	36,301	323,897	328,622
Segment liabilities	(5,807)	(2,362)	-	-	(5,807)	(2,362)
Tax liabilities	(4,413)	(2,229)	-	(4,379)	(4,413)	(6,608)
Total liabilities	(10,220)	(4,591)	-	(4,379)	(10,220)	(8,970)

GEOGRAPHICAL SEGMENTS

Segment revenue is based on the geographical location of the segment assets. All segment revenues are derived in New Zealand.

Segment assets are based on the geographical location of the development property. All segment assets are located in New Zealand. The Group has no major customer representing greater than 10% of the Group's total revenues.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

5. INCOME TAX EXPENSE

RECOGNISED IN THE STATEMENT OF COMPREHENSIVE INCOME

IN THOUSANDS OF DOLLARS	GROUP	
	6 MONTHS TO 30/06/25	6 MONTHS TO 30/06/24
Current tax expense		
Current year	1,379	2,476
Under/(over) provided for prior years	46	(26)
	1,425	2,450
Deferred tax expense		
Origination and reversal of temporary differences	59	102
Changes in treatment of building depreciation	-	3,913
	59	4,015
Total income tax expense in the statement of comprehensive income	1,485	6,465

RECONCILIATION OF EFFECTIVE TAX RATE

IN THOUSANDS OF DOLLARS	GROUP	
	6 MONTHS TO 30/06/25	6 MONTHS TO 30/06/24
Profit before income tax	5,050	9,207
Income tax using the company tax rate of 28% (2024: 28%)	1,414	2,578
Changes in treatment of building depreciation	-	3,913
Non-deductible expenses	25	-
Under/(over) provided for prior years	46	(26)
	1,485	6,465
Effective tax rate	29%	70%

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2025 (UNAUDITED)

6. RELATED PARTY TRANSACTIONS

CDL Investments New Zealand Limited is a subsidiary of Millennium & Copthorne Hotels New Zealand Limited by virtue of Millennium & Copthorne Hotels New Zealand Limited owning 65.12% (2024: 65.31%) of the Company and having one out of four of the Directors on the Board. Millennium & Copthorne Hotels New Zealand Limited is 83.92% (2024: 70.79%) owned by CDL Hotels Holdings New Zealand Limited (computed on voting shares), which is a wholly owned subsidiary of Millennium & Copthorne Hotels Ltd in the United Kingdom. The ultimate holding company is Hong Leong Investment Holdings Pte Ltd in Singapore.

During the six-month period ending 30 June 2025 CDL Investments New Zealand Limited has reimbursed its parent, Millennium & Copthorne Hotels New Zealand Limited, \$114,000 (2024: \$214,000) for shared office expenses incurred by the parent on behalf of the Group and reimbursed its parent for its portion of insurance premiums of \$20,000 (2024: \$20,000).

SUBSIDIARY	PRINCIPAL ACTIVITY	% HOLDING BY CDL LAND NEW ZEALAND LIMITED	BALANCE DATE
CDL Land New Zealand Limited	Property Investment and Development	100.00	31 December
ASSOCIATE	PRINCIPAL ACTIVITY	% HOLDING BY CDL LAND NEW ZEALAND LIMITED	BALANCE DATE
Prestons Road Limited	Service Provider	33.33	31 March





Iona, Havelock North, Hawke's Bay



CDL INVESTMENTS
NEW ZEALAND LIMITED