



MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LTD

INTERIM REPORT 2025

Dear Valued Shareholder,

YOUR 2025/2026 SHAREHOLDER DISCOUNT CARD

At Millennium, Copthorne and Kingsgate Hotels and Resorts we are proud of the staff, hotels and locations we have within New Zealand. As a shareholder we would also like for you to be able to experience first-hand the experience of staying at, dining at or meeting at one of our participating hotel locations.

To encourage you to utilise this I am pleased to enclose your Shareholder Discount Card along with our 2025 Half Year Report. The shareholder discount is for up to 2 rooms per stay at 20% off our Best Available Fully Flexible Rate. If you decide to cancel the booking before the date of arrival there are no cancellation fees.

In order to receive the discount, please make your bookings through our website www.millenniumhotels.com using promo code MCKSHR, by e-mail (central.reservations@millenniumhotels.co.nz) or via our Central Reservations Office on 0800 808 228 (within New Zealand only). Bookings cannot be made via the hotel directly.

In addition to the Shareholder Discount, we have a range of other special offers and promotions available. You can find these on www.millenniumhotels.com.

Thank you for your continued support of our Millennium, Copthorne and Kingsgate Hotels and Resorts and we look forward to hosting you in the near future.

Yours faithfully,
MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED

Stuart Harrison
Managing Director

2025/2026 SHAREHOLDER DISCOUNT CARD



As a valued shareholder of Millennium & Copthorne Hotels New Zealand Limited, we are pleased to offer a shareholder discount of 20% off our Best Available Fully Flexible Rate applicable at the time of booking and 12.00pm check-out (subject to availability) at participating Millennium, Copthorne and Kingsgate hotels in New Zealand.

Please note: the participating hotels are M Social Auckland
Millennium Hotel New Plymouth / Queenstown / Rotorua
Copthorne Hotel Auckland City / Bay of Islands / Greymouth /
Palmerston North / Queenstown Lakefront / Queenstown
Lakeview / Rotorua / Wellington Oriental Bay
Kingsgate Hotel Dunedin / Te Anau

Terms and Conditions: Shareholder Discount is available to current shareholders of Millennium & Copthorne Hotels New Zealand Limited for private bookings (maximum 2 rooms) only. The discount is 20% off the Best Available Fully Flexible Rate applicable at time of booking and does not apply to any other previously discounted / special rate. Where available, a check-out time of 12.00pm may be requested. Reservations must be made via the internet (www.millenniumhotels.com), by e-mail to central.res@millenniumhotels.co.nz or by telephone (0800 808 228 within New Zealand). The promo code MCKSHR must be used. Please present this card upon check-in. Card is valid until 30 September 2026 or when you cease to be a shareholder, whichever is the earlier.

MCK INTERIM RESULTS

FOR SIX MONTHS TO 30 JUNE 2025

New Zealand hotel owner and operator, Millennium & Copthorne Hotels New Zealand Limited (MCK), has today announced its unaudited results for the six months to 30 June 2025.

The Hotel business continued to perform strongly, with positive gains offset by a softer result from CDL Investments, which reported reduced property sales as a result of market conditions which have been more subdued than anticipated.

Hotel revenue grew by 15% year on year, driven by increased room availability as a result of the long term refurbishment plan and from increasing demand from international travellers. The year on year uplift was despite softer domestic and corporate travel, and further gains are expected when these markets recover.

Property sales were impacted by the cool down in the property market (with sales revenue down 51% YOY), resulting in a 7% decrease in total revenue to \$79.3m (FY24: 85.3m).

One sale at the Zenith Residences was also recorded in this half year. We are aiming to exit our remaining units within the next 12 months, subject to favourable market conditions.

The reduced contribution from CDL was the primary driver for MCK's lower profit result, with profit before tax of \$11.35m (FY24: 21.53m).

MCK has a robust balance sheet, providing resilience to navigate through the current cycle and optionality for growth. Bank facilities were utilised for the acquisition of the Mayfair Hotel in January 2025, with bank debt increasing to \$30m as at 30 June 2025.

MCK's Managing Director, Stuart Harrison, noted the positive performance of MCK's recently acquired hotels.

"Both the Mayfair Hotel Christchurch and Sofitel Brisbane Central hotel continue to perform above our expectations. The Mayfair Hotel Christchurch's contribution to our revenue and profit in this half year has been positive, and Sofitel Hotel Brisbane saw an increase in their average rate and occupancy and their contribution to profit has increased. We expect that both hotels will continue to do well in the second half of the year."

“2025 has also seen more progress with our refurbishment and upgrade works. We have completed room upgrades at Copthorne Hotel & Resort Bay of Islands and Copthorne Hotel Palmerston North this year, and guest feedback has been very positive at both hotels. That has translated into improved guest satisfaction scores. We will shortly have more rooms, including suites back from refurbishment at Millennium Hotel Queenstown, just in time for the peak of the winter season”.

MCK's majority owned property development subsidiary, CDL Investments New Zealand Limited (CDI), has been impacted by the subdued New Zealand housing market, which affected half year revenue and profit. CDI has not yet seen the effects of recent reductions in bank lending rates being translated to increased activity in housing and other property markets within New Zealand.

RESULTS SNAPSHOT

SIX MONTHS TO 30 JUNE	1H25	1H24
Average hotel occupancy across the Group	70.0%	69.0%
Group revenue	\$79.30m	\$85.32m
Profit before income tax	\$11.35m	\$21.53m
Profit/(Loss) after tax attributable to equity holders of parent	\$6.65m	\$(11.75m)
Profit/(Loss) after tax attributable to equity holders of parent (excluding one-off tax adjustment)		\$12.57m
Earnings per share (cents per share)	4.20c	-7.42 cps
Earnings per share (adjusted for one-off tax adjustment)		7.94 cps

OUTLOOK

We expect that challenging trading conditions will continue into Q3 2025 across all business segments, with some growth expected from domestic and international business in Q4 2025. The company continues to monitor global events closely as travel patterns are changing rapidly in response to unexpected events and policy changes.

CDI's priority for the rest of this year will be optimising the sale of its sections where demand is highest. It is expecting 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 of New Zealand which are currently doing well.

Stuart Harrison commented: "Economic headwinds are continuing, both in New Zealand and around the world, impacting on travel numbers and spend. Our focus is on ensuring that we have the best people and product in place, for both the current market and as visitor numbers grow. This will drive our revenue, our profit and value for our shareholders.

"We are engaging the market with more targeted marketing and clever management of our inventories and revenue. Our strong relationships with our key clients and customers are the key to our success and we will be looking to drive occupancies and revenues across our hotels as much as possible."

He concluded: "As the global Millennium & Copthorne group celebrates its 30th anniversary of excellence in operations, we are also looking to mark the occasion appropriately. We are already looking forward to the next 30 years and to creating new memories through exceptional hospitality".



Strategic execution proving the resilience of the business,
and value of the Revive and Thrive strategy

Long term property improvement programme adding
further value to existing assets

Positioned to capitalise as the tourism sector rebounds

2025 Outlook

Continued progress under Revive and Thrive strategy

- Global and domestic economic recovery will drive demand – timing and pace remains uncertain
- Varied regional demand – some areas remain extremely strong
- Central and local Government action and support needed to promote NZ and attract tourists, conferences and events
- Property markets in New Zealand are more subdued than envisage so looking for signs of improvement
- Optimising the sale of residential sections where demand is highest
- Advancing development works across key sites

2025 Priorities

- Ongoing control over the controllables - strong staffing levels and more room capacity
- Continue to increase the number of rooms available to sell following refurbishments and rooms being recommissioned
- Continued investment into refurbishment and upgrades
- Grow MyMillennium loyalty scheme to drive bookings
- Identify and assess opportunities for surplus land

**2025 represents MHR's 30th year
of continuous operations in New
Zealand**



SAVE THE KIWI PARTNERSHIP



MILLENNIUM
HOTELS AND RESORTS



On 1 July 2023 Millennium Hotels and Resorts New Zealand entered a partnership with Save the Kiwi New Zealand to create a unique opportunity for hotel guests to donate a kiwi meal to this leading conservation charity dedicated to the preservation of New Zealand's national icon, kiwi.

Opting out of having your room serviced on a multi-night stay helps the hotels conserve water and energy, the funds from these resources can then be redirected towards Save the Kiwi.

This innovative approach sees a guest simply reducing their own room servicing needs and ensures a kiwi gets fed and a safe environment to grow. Every time a guest chooses the daily 'no room servicing' option on a multi-night stay by using their Save the Kiwi door hanger at any Grand Millennium, Millennium, Copthorne, Kingsgate or M Social hotels in New Zealand, Millennium Hotel and Resorts will donate a meal for a kiwi at Save the Kiwi's kiwi crèche in Napier.

MANAAKI

Protect & Care

MEALS DONATED

Over 50,000 since 1 July 2023

Donate with *My*MILLENNIUM
Redeem loyalty points online in MyRewards



UNLOCK A WORLD OF REWARDS



Explore with MyMillennium and
be rewarded wherever you travel.

From the moment you join,
MyMillennium opens up a world
of exclusive benefits.

The more you stay, the better it gets



SAVE

Member-exclusive
rates & offers



EARN

Double Points
every 10 nights



SHOP

Redeem Points in
My Millennium Mall



UPGRADE

Stay 10 nights for Prestige
status & enhanced perks



EXTRAORDINARY
EXPERIENCES AWAIT,
JOIN FOR FREE

MyMILLENNIUM

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES
CONDENSED INTERIM INCOME STATEMENT
FOR THE SIX MONTHS ENDED 30 JUNE 2025

		Unaudited 6 months to 30/06/25	Unaudited 6 months to 30/06/24
DOLLARS IN THOUSANDS	Note		
Revenue		79,296	85,319
Cost of sales		(36,634)	(38,485)
Gross profit		42,662	46,834
Administrative expenses		(16,734)	(14,649)
Other operating expenses		(13,962)	(12,374)
Operating profit before finance income		11,966	19,811
Finance income		1,049	2,837
Finance costs		(2,423)	(1,095)
Net finance (expense)/income		(1,374)	1,742
Share of profit/(loss) of joint venture	9	753	(19)
Profit before income tax		11,345	21,534
Income tax expense	5	(2,848)	(5,948)
Income tax expense arising from change in building depreciation	5	-	(25,760)
Profit/(loss) for the period		8,497	(10,174)
Profit/(loss) for the period attributable to:			
Equity holders of the parent		6,650	(11,747)
Non-controlling interests		1,847	1,573
Profit/(loss) for the period		8,497	(10,174)
Basic earnings per share (cents)	4	4.20c	-7.42c
Diluted earnings per share (cents)	4	4.20c	-7.42c

The attached notes form part of, and are to be read in conjunction with, these financial statements.

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES
CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2025

		Unaudited 6 months to 30/06/25	Unaudited 6 months to 30/06/24
DOLLARS IN THOUSANDS	Note		
Profit/(loss) for the period		8,497	(10,174)
Items that are or may be reclassified to profit or loss			
Foreign exchange translation movements		(2,232)	841
- Tax (expense)/credit on foreign exchange		(22)	-
		(2,254)	841
Total comprehensive income/(loss) for the period		6,243	(9,333)
Total comprehensive income/(loss) for the period attributable to:			
Equity holders of the parent		4,396	(10,906)
Non-controlling interests		1,847	1,573
Total comprehensive income/(loss) for the period		6,243	(9,333)
DETAILS OF SPECIFIC RECEIPTS/OUTLAYS, REVENUE/EXPENSES			
Classified under:			
Administrative expenses			
Audit fees		(199)	(195)
Other operating expenses			
Depreciation of Property, Plant & Equipment		(4,277)	(3,581)
Depreciation of Investment Property		(275)	(275)
Depreciation of Right-Of-Use Assets		(445)	(447)
Leasing and rental expenses		(368)	(367)
Finance income			
Interest income		1,030	2,479
Foreign exchange gain		19	358
Finance costs			
Interest expense		(706)	(71)
Interest expense on lease liability		(938)	(951)
Foreign exchange loss		(779)	(73)

The attached notes form part of, and are to be read in conjunction with, these financial statements.

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES
CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED 30 JUNE 2025 (UNAUDITED)

DOLLARS IN THOUSANDS	Note	Attributable to Equity Holders of the Group					Unaudited Total	Unaudited Non-controlling Interests	Unaudited Total Equity
		Unaudited Share Capital	Unaudited Exchange Reserves	Unaudited Retained Earnings	Unaudited Treasury Stock	Unaudited Total			
Balance at 1 January 2024		383,266	(980)	185,656	(26)	547,916	114,536	662,452	
Movement in exchange translation reserve		-	841	-	-	841	-	841	
Income and expense recognised directly in equity		-	841	-	-	841	-	841	
Profit/(loss) for the period		-	-	(11,747)	-	(11,747)	1,573	(10,174)	
Total comprehensive income for the period		-	841	(11,747)	-	(10,906)	1,573	(9,333)	
<i>Transactions with owners, recorded directly in equity :</i>									
Dividends paid to:									
Equity holders of the parent	6	-	-	(4,747)	-	(4,747)	-	(4,747)	
Non-controlling interests		-	-	-	-	-	(4,138)	(4,138)	
Movement of non-controlling interests without a change in control		-	-	(242)	-	(242)	965	723	
Balance at 30 June 2024		383,266	(139)	148,920	(26)	532,021	112,936	644,957	
Balance at 1 January 2025		383,266	1,246	163,429	(26)	547,915	116,990	664,905	
Movement in exchange translation reserve		-	(2,254)	-	-	(2,254)	-	(2,254)	
Income and expense recognised directly in equity		-	(2,254)	-	-	(2,254)	-	(2,254)	
Profit/(loss) for the period		-	-	6,650	-	6,650	1,847	8,497	
Total comprehensive income for the period		-	(2,254)	6,650	-	4,396	1,847	6,243	
<i>Transactions with owners, recorded directly in equity :</i>									
Dividends paid to:									
Equity holders of the parent	6	-	-	(4,747)	-	(4,747)	-	(4,747)	
Non-controlling interests		-	-	-	-	-	(4,186)	(4,186)	
Movement of non-controlling interests without a change in control		-	-	(150)	-	(150)	824	674	
Balance at 30 June 2025		383,266	(1,008)	165,182	(26)	547,414	115,475	662,889	

The attached notes form part of, and are to be read in conjunction with, these financial statements.

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025

		Unaudited as at 30/06/2025	Audited as at 31/12/2024
DOLLARS IN THOUSANDS	Note		
SHAREHOLDERS' EQUITY			
Issued capital	3	383,266	383,266
Reserves		164,174	164,675
Treasury stock	3	(26)	(26)
Non-controlling interests		115,475	116,990
Total equity		662,889	664,905
Represented by:			
NON CURRENT ASSETS			
Property, plant and equipment		322,694	283,430
Development properties		251,731	228,634
Investment properties		36,409	36,301
Investment in associates		2	2
Investment in joint venture		46,193	46,554
Total non-current assets		657,029	594,921
CURRENT ASSETS			
Cash and cash equivalents		16,098	39,726
Short term bank deposits		2,650	1,571
Trade and other receivables		12,615	23,497
Advance to related parties	7	63,465	65,326
Inventories		1,608	1,771
Income tax receivable		1,810	-
Development properties		32,002	35,454
Total current assets		130,247	167,345
Total assets		787,276	762,266
NON CURRENT LIABILITIES			
Lease liabilities		26,508	26,726
Provision for deferred taxation		32,495	32,718
Interest-bearing loans and borrowings		30,000	3,000
Total non-current liabilities		89,003	62,444
CURRENT LIABILITIES			
Trade and other payables		33,118	30,524
Trade payables due to related parties	7	1,828	1,767
Lease liabilities		438	370
Income tax payable		-	2,256
Total current liabilities		35,384	34,917
Total liabilities		124,387	97,361
Net assets		662,889	664,905

The attached notes form part of, and are to be read in conjunction with, these financial statements.

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES
CONDENSED INTERIM STATEMENT OF CASH FLOWS
FOR THE SIX MONTHS ENDED 30 JUNE 2025

DOLLARS IN THOUSANDS	Note	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		90,145	89,888
Interest received		518	2,269
		90,663	92,157
Cash was applied to:			
Payments to suppliers and employees		(63,743)	(62,039)
Purchase of development land	2	(14,811)	(6,620)
Interest paid		(651)	(95)
Income tax paid		(7,114)	(8,137)
		(86,319)	(76,891)
Net cash inflow from operating activities		4,344	15,266
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was (applied to)/provided from:			
Purchase of property, plant and equipment		(43,979)	(7,680)
Purchase of investment property		(383)	(87)
Proceed from the sale of property, plant and equipment		(15)	-
(Investments in) / withdrawals from short term bank deposits		(1,079)	37,293
Net cash (outflow)/inflow from investing activities		(45,455)	29,526
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash was (applied to)/provided from:			
Drawdown/(Repayment) of borrowings		27,000	(11,968)
Lease payments		(1,112)	(1,086)
Dividends paid to shareholders of Millennium & Copthorne Hotels New Zealand Ltd	6	(4,747)	(4,747)
Dividends paid to non-controlling interests		(4,186)	(4,138)
Net cash inflow/(outflow) from financing activities		16,955	(21,939)
Net (decrease)/increase in cash and cash equivalents		(24,156)	22,853
Add opening cash and cash equivalents		39,726	11,256
Exchange rate adjustment		528	1,278
Closing cash and cash equivalents		16,098	35,387

The attached notes form part of, and are to be read in conjunction with, these financial statements.

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES
CONDENSED INTERIM STATEMENT OF CASH FLOWS
FOR THE SIX MONTHS ENDED 30 JUNE 2025

		Unaudited 6 months to 30/06/25	Unaudited 6 months to 30/06/24
DOLLARS IN THOUSANDS	Note		
Reconciliation of net profit/(loss) for the period to cash flows from operating activities			
Profit/(loss) for the period		8,497	(10,174)
Adjusted for non cash items:			
Share of (profit)/loss Joint Venture	9	(753)	19
Loss on Sale of Fixed Assets		19	9
Foreign Exchange (Gain)/ Loss		775	(285)
Depreciation of Property, Plant & Equipment		4,277	3,581
Depreciation of Right-Of-Use Assets		445	447
Depreciation of Investment Property		275	275
Income tax expense		2,848	31,708
Adjustments for movements in working capital:			
Decrease in receivables		10,337	4,359
Decrease/(Increase) in inventories		163	(49)
(Increase) in development properties		(19,940)	(4,787)
Increase/(Decrease) in payables		4,211	(1,722)
Increase in related parties		954	117
Cash generated from operations		12,108	23,498
Interest paid		(650)	(95)
Income tax paid		(7,114)	(8,137)
Net cash inflow from operating activities		4,344	15,266
Reconciliation of movement of liabilities to cash flows arising from financing activities			
		Unaudited 6 months to 30/06/25	Unaudited 6 months to 30/06/24
As at 1 January		3,000	11,968
Proceeds from borrowings		34,000	-
Repayment of borrowings		(7,000)	(11,968)
Financing cash flows		27,000	(11,968)
As at 30 June		30,000	-

The attached notes form part of, and are to be read in conjunction with, these financial statements.

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2025 (UNAUDITED)

1. Significant accounting policies

Millennium & Copthorne Hotels New Zealand Limited is a company domiciled in New Zealand, registered under the Companies Act 1993 and listed on the New Zealand Stock Exchange. Millennium & Copthorne Hotels New Zealand Limited (the "Company") is a Financial Markets Conduct Reporting Entity in terms of Financial Markets Conduct Act 2013 and the Financial Reporting Act 2013. The condensed interim financial statements of the Company for the six months ended 30 June 2025 comprise the Company and its subsidiaries (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 ownership and operation of hotels in New Zealand; residential development and sale of land in New Zealand; ownership and leasing of investment properties in New Zealand and development and sale of residential units in Australia.

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

(a) Statement of compliance

The condensed interim 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 and methods of computation applied by the Group in these condensed interim financial statements are the same as those applied by the Group in its financial statements for the year ended 31 December 2024.

2. Segment reporting

Segment information is presented in the condensed interim financial statements in respect of the Group's reporting segments. Operating segments are the primary basis of segment reporting. 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.

Inter-segment pricing is determined on an arm's length basis. Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

Segment capital expenditure is the total cost incurred during the period to acquire segment assets that are expected to be used for more than one period.

Operating segments

The Group consisted of the following main operating segments:

- Hotel operations, comprising income from the ownership and management of hotels.
- Residential land development, comprising the development and sale of residential land sections.
- Investment property, comprising rental income from the ownership and leasing of retail shops and industrial warehouse.
- Residential and commercial property development, comprising the development and sale of residential apartments.

Geographical segments

The Group operates in the following main geographic segments:

- New Zealand
- Australia

Segment revenue is based on the geographical location of the asset. The Group has no major customer representing greater than 10% of the Group's total revenue.

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES
NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2025 (UNAUDITED)

2. Segment reporting - continued

(a) Operating Segments

<i>Dollars in thousands</i>	Hotel Operations		Residential Land Development		Investment Property		Residential Property Development		Group	
	6 months		6 months		6 months		6 months		6 months	
	to 30/06/25	to 30/06/24	to 30/06/25	to 30/06/24	to 30/06/25	to 30/06/24	to 30/06/25	to 30/06/24	to 30/06/25	to 30/06/24
External revenue	64,071	55,901	12,279	15,310	1,529	1,305	1,417	12,803	79,296	85,319
Earnings before interest, depreciation, amortisation & tax	11,559	10,913	3,591	6,866	1,519	1,296	294	5,039	16,963	24,114
Finance income	735	760	241	1,350	-	-	73	727	1,049	2,837
Finance expense	(1,680)	(1,088)	(6)	(6)	-	-	(737)	(1)	(2,423)	(1,095)
Depreciation and amortisation	(4,264)	(3,574)	(4)	(4)	(275)	(275)	(9)	(3)	(4,552)	(3,856)
Depreciation of Right-of-use assets	(425)	(422)	(15)	(20)	-	-	(5)	(5)	(445)	(447)
Share of profit/(loss) of joint venture	753	(19)	-	-	-	-	-	-	753	(19)
Profit before income tax	6,678	6,570	3,807	8,186	1,244	1,021	(384)	5,757	11,345	21,534
Income tax expense	(1,641)	(23,516)	(1,136)	(2,265)	(348)	(4,199)	278	(1,728)	(2,847)	(31,708)
Profit/(loss) after income tax	5,037	(16,946)	2,671	5,921	896	(3,178)	(106)	4,029	8,498	(10,174)
Property, plant and equipment expenditure	43,978	7,727	-	-	-	-	1	-	43,979	7,727
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
	As at		As at		As at		As at		As at	
	30/06/25	31/12/2024	30/06/25	31/12/2024	30/06/25	31/12/2024	30/06/25	31/12/2024	30/06/25	31/12/2024
Cash & cash equivalents and short term bank deposits	2,546	2,599	10,886	33,287	-	-	5,316	5,411	18,748	41,297
Investment in associates	-	-	2	2	-	-	-	-	2	2
Investment in joint venture	46,194	46,555	-	-	-	-	-	-	46,194	46,555
Other segment assets	395,873	364,960	276,601	259,032	36,409	36,301	13,449	14,119	722,332	674,412
Total assets	444,613	414,114	287,489	292,321	36,409	36,301	18,765	19,530	787,276	762,266
Segment liabilities	(84,681)	(58,256)	(5,806)	(2,362)	-	-	(1,405)	(1,769)	(91,892)	(62,387)
Tax liabilities	(28,025)	(27,720)	(4,413)	(2,229)	-	(4,379)	(57)	(646)	(32,495)	(34,974)
Total liabilities	(112,706)	(85,976)	(10,219)	(4,591)	-	(4,379)	(1,462)	(2,415)	(124,387)	(97,361)

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2. Segment reporting - continued

(b) Geographic Segments	New Zealand		Australia		Group	
	6 months		6 months		6 months	
	to 30/06/25	to 30/06/24	to 30/06/25	to 30/06/24	to 30/06/25	to 30/06/24
<i>Dollars in thousands</i>						
External revenue	77,879	72,516	1,417	12,803	79,296	85,319
Earnings before interest, depreciation, amortisation & tax	17,768	19,084	(805)	5,030	16,963	24,114
Finance income	431	2,110	618	727	1,049	2,837
Finance expense	(1,686)	(1,094)	(737)	(1)	(2,423)	(1,095)
Depreciation and amortisation	(4,543)	(3,853)	(9)	(3)	(4,552)	(3,856)
Depreciation of Right-of-use assets	(440)	(442)	(5)	(5)	(445)	(447)
Share of profit/(loss) of joint venture	-	-	753	(19)	753	(19)
Profit before income tax	11,530	15,805	(185)	5,729	11,345	21,534
Income tax expense	(3,128)	(29,983)	281	(1,725)	(2,847)	(31,708)
Profit/(loss) after income tax	8,402	(14,178)	96	4,004	8,498	(10,174)
Property, plant and equipment expenditure	43,978	7,727	1	-	43,979	7,727
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
	As at		As at		As at	
	30/06/25	31/12/2024	30/06/25	31/12/2024	30/06/25	31/12/2024
Cash & cash equivalents and short term bank deposits	13,432	35,886	5,316	5,411	18,748	41,297
Investment in associates	2	2	-	-	2	2
Investment in joint venture	-	-	46,194	46,555	46,194	46,555
Investment property	36,409	36,301	-	-	36,409	36,301
Other segment assets	609,666	560,240	76,257	77,871	685,923	638,111
Total assets	659,509	632,429	127,767	129,837	787,276	762,266
Segment liabilities	(90,487)	(29,970)	(1,405)	(32,417)	(91,892)	(62,387)
Tax liabilities	(32,438)	(34,328)	(57)	(646)	(32,495)	(34,974)
Total liabilities	(122,925)	(64,298)	(1,462)	(33,063)	(124,387)	(97,361)

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3. Share capital

	Ordinary shares		Redeemable preference shares	
	Shares	\$ 000s	Shares	\$ 000s
Total shares issued – fully paid				
Balance at 30 June 2024	105,578,290	350,048	52,739,543	33,218
Balance at 30 June 2025	105,578,290	350,048	52,739,543	33,218
Ordinary shares repurchased and held as treasury stock				
Balance at 30 June 2024	(99,547)	(26)	-	-
Balance at 30 June 2025	(99,547)	(26)	-	-
Shares issued – fully paid				
Balance at 30 June 2024	105,478,743	350,022	52,739,543	33,218
Balance at 30 June 2025	105,478,743	350,022	52,739,543	33,218

At 30 June 2025, the authorised share capital consisted of 105,578,290 ordinary shares (2024: 105,578,290 ordinary shares) with no par value and 52,739,543 redeemable preference shares (2024: 52,739,543) with no par value.

4. Earnings per share

The basic earnings per share of 4.20 cents (30 June 2024: -7.42 cents) is based on the profit/(loss) attributable to ordinary shareholders of \$6.6 million (30 June 2024: -\$11.7 million) and weighted average number of ordinary shares and redeemable preference shares outstanding during the period ended 30 June 2025 of 158,218,286 (30 June 2024: 158,218,286).

The redeemable preference shares are included in the computation of earnings per share as they rank equally with ordinary shares in respect of distributions made by the Company except any distribution in the case of liquidation.

The calculation of diluted earnings per share of 4.20 cents (30 June 2024: -7.42 cents) is the same as basic earnings per share.

5. Income tax expense

Recognised in the income statement

<i>Dollars In Thousands</i>	Group	
	Six months to 30/06/25	Six months to 30/06/24
Current tax expense		
Current period	3,016	6,132
Adjustments for prior period	46	(27)
	3,062	6,106
Deferred tax expense		
Origination and reversal of temporary difference	(214)	(158)
Changes in treatment of building depreciation	-	25,760
	(214)	25,602
Total income tax expense in the income statement	2,848	31,708

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5. Income tax expense - continued

Reconciliation of tax expense

<i>Dollars In Thousands</i>	Group	
	Six months to 30/06/25	Six months to 30/06/24
Profit before income tax	11,345	21,534
Income tax at the company tax rate of 28% (2024: 28%)	3,177	6,030
Adjusted for:		
Tax rate difference (if different from 28% above)	(3)	114
Non-deductible expenses	24	1
Tax exempt income	(396)	(170)
Changes in treatment of building depreciation	-	25,760
Under/(Over) - provided in prior periods	46	(27)
Total income tax expense	2,848	31,708
Effective tax rate	(25%)	(147%)

Impact of change in tax depreciation

Before 2010, all components of commercial buildings were depreciable for tax purposes. On 28 March 2024, the Taxation (Annual Rates for 2024-25, Multinational Tax, and Remedial Matters) legislation was enacted, encompassing a range of changes to tax legislation including the removal of the tax deduction for depreciation on building core of commercial buildings.

As a result of the change in legislation, income tax expense and deferred tax liability has increased by \$25.8m for the six months ended 30 June 2024.

6. Dividends

The following dividends were paid during the interim periods:

<i>Dollars In Thousands</i>	Group	
	Six months to 30/06/25	Six months to 30/06/24
Ordinary dividend: 3.0 cents per qualifying share (2024: 3.0 cents)	4,747	4,747
Supplementary dividend: 0.529412 cents per qualifying share (2024: 0.529412 cents)	29	94
	4,776	4,841

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7. Related party transactions

Millennium & Copthorne Hotels New Zealand Limited is a 86.39% (2024: 75.78%) (economic interests from both ordinary and preference shares) owned subsidiary of CDL Hotels Holdings New Zealand Limited which is a wholly owned subsidiary of Millennium & Copthorne Hotels Ltd in the United Kingdom. The ultimate parent company is Hong Leong Investment Holdings Pte Limited in Singapore.

At balance date there were related party advances owing from/(owing to) the following related companies:

Dollars In Thousands	Nature of balance	Group	
		6 months to 30/06/25	6 months to 30/06/24
Trade payables and receivables due to related parties			
Millennium & Copthorne Hotels Limited	Recharge of expenses	(1,547)	(1,637)
Millennium & Copthorne International	Recharge of expenses	(281)	-
Marquee Hotel Holdings Pty Ltd	Interest bearing advance	19,092	19,265
Marquee Hotel Holdings Pty Ltd	Interest free advance	43,146	43,539
Marquee Hotel Holdings Pty Ltd	Interest receivable	571	661
CDL Hotels Holdings New Zealand Limited	Recharge of expenses	-	30
CDLH (BVI) One Limited	Recharge of expenses	756	(938)
CDLH (BVI) One Limited	Rent payment	(100)	(229)
		61,637	60,691

No debts with related parties were written off or forgiven during the period. Interest at 5.45% was charged on interest bearing advance during 2025. No interest was charged for the other payables or on the interest free advance. The related party advances to Marquee Hotel Holdings Pty Ltd are unsecured.

During 2025, the Group had the following transactions with related parties:

Dollars In Thousands	Nature of balance	Group	
		6 months to 30/06/25	6 months to 30/06/24
Marquee Hotel Holdings Pty Ltd	Interest receivable	545	613
CDLH (BVI) One Limited	Management and franchise income	452	478
M&C Reservation Services Ltd (UK)	Management and marketing support	(249)	(590)
CDL Hotels Holdings New Zealand Limited	Recharge of takeover offer expenses and accounting support fee received	2,141	30
Millennium & Copthorne International Limited	Recharge of expenses	(281)	(126)

8. Property, plant & equipment

The acquisition of the Mayfair Hotel Christchurch was completed on 22 January 2025. This was a freehold acquisition of the existing hotel located at 155 Victoria Street, Christchurch.

The company acquired the following assets for a total consideration of \$31.9m.

- i. Freehold land and buildings from Centro Roydvale Limited
- ii. Furniture, fittings & plant and business as a going concern of the Mayfair Hotel from Mayfair Luxury Hotels Limited

The acquisition was accounted for as an acquisition of assets.

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9. Investment in joint venture

A joint venture is an arrangement in which the Group has joint control, over the financial and operating policies. They are accounted for using the equity method. The financial statements include the Group's share of the income, expenses and reserves of the joint venture from the date that joint control commences until the date that joint control ceases. When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the joint venture.

During 2023, the Group through Kingsgate Holdings Pty Limited (100% subsidiary) formed a 50:50 joint venture with its Parent Company to acquire the leasehold assets and the freehold assets of the Sofitel Brisbane Central hotel in Queensland, Australia. The joint venture is Marquee Hotel Holdings Pty Ltd Limited. Within the Marquee Hotel Holdings group, there are six wholly owned entities. Marquee Hotel Holdings group completed the acquisition of the Sofitel Brisbane Central on 15 December 2023. The hotel is managed by an external hotel management group.

The Group's share of profit in its joint venture for the period ended 30 June 2025 was \$753,519 (2024: -\$19,016).

	Principal Activity	Principal Place of Business	Group interest% 2025
Marquee Hotel Holdings Pty Limited	Investment Holding	Australia	50.00
100% owned subsidiaries of Marquee Hotel Holdings Pty Limited are:			
Marquee Brisbane Hotel Pty Limited	Trustee Company of Marquee Brisbane Hotel Trust	Australia	
Marquee Brisbane Hotel Trust	Lessee of leasehold assets expiring 30 December 2057	Australia	
Marquee Brisbane Hotel 2 Pty Limited	Trustee Company of Marquee Brisbane Hotel 2 Trust	Australia	
Marquee Brisbane Hotel 2 Trust	Lessee of leasehold assets expiring 24 May 2120	Australia	
Marquee Hotel Operations Pty Limited	Trustee Company of Marquee Hotel Operations Pty Trust	Australia	
Marquee Hotel Operations Pty Trust	Hotel Assets and Operations	Australia	

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9. Investment in joint venture - continued

Summary financial information for joint venture, not adjusted for the percentage ownership held by the Group:

Dollars In Thousands	Group	Group
	As at 30/06/25	As at 31/12/24
Non-current assets	197,857	203,903
Current assets	31,892	26,112
Non-current liabilities	(1,987)	(1,382)
Current liabilities	(135,377)	(135,985)
Net assets (100%)	92,385	93,108
Group's share (50%)	46,193	46,554

The current assets balance of the joint venture includes a cash and cash equivalents balance of \$29.34m (2024:\$20.21m).
The current liabilities balance of the joint venture includes balances owing to shareholders of \$125.01m (2024:\$126.3m).

	Group	Group
	6 months to 30/06/25	6 months to 30/06/24
Revenue	25,250	23,261
Operating profit	2,732	854
Interest income	511	317
Interest expense	(1,090)	(1,225)
Income tax (expense)/credit	(646)	16
Profit/(loss) for the period (100%)	1,507	(38)
Group's share of profit/(loss) (50%)	753	(19)

Movements in the carrying value of joint venture:

	Group	Group
	As at 30/06/25	As at 30/06/24
Balance at 1 January	46,554	43,943
Share of profit/(loss) for the period	753	(19)
Foreign exchange adjustments	(1,114)	414
Balance at 30 June	46,193	44,338



MILLENNIUM
HOTELS AND RESORTS

19 Hotels Nationwide



GRAND MILLENNIUM HOTEL



MILLENNIUM HOTELS



COPTHORNE HOTELS



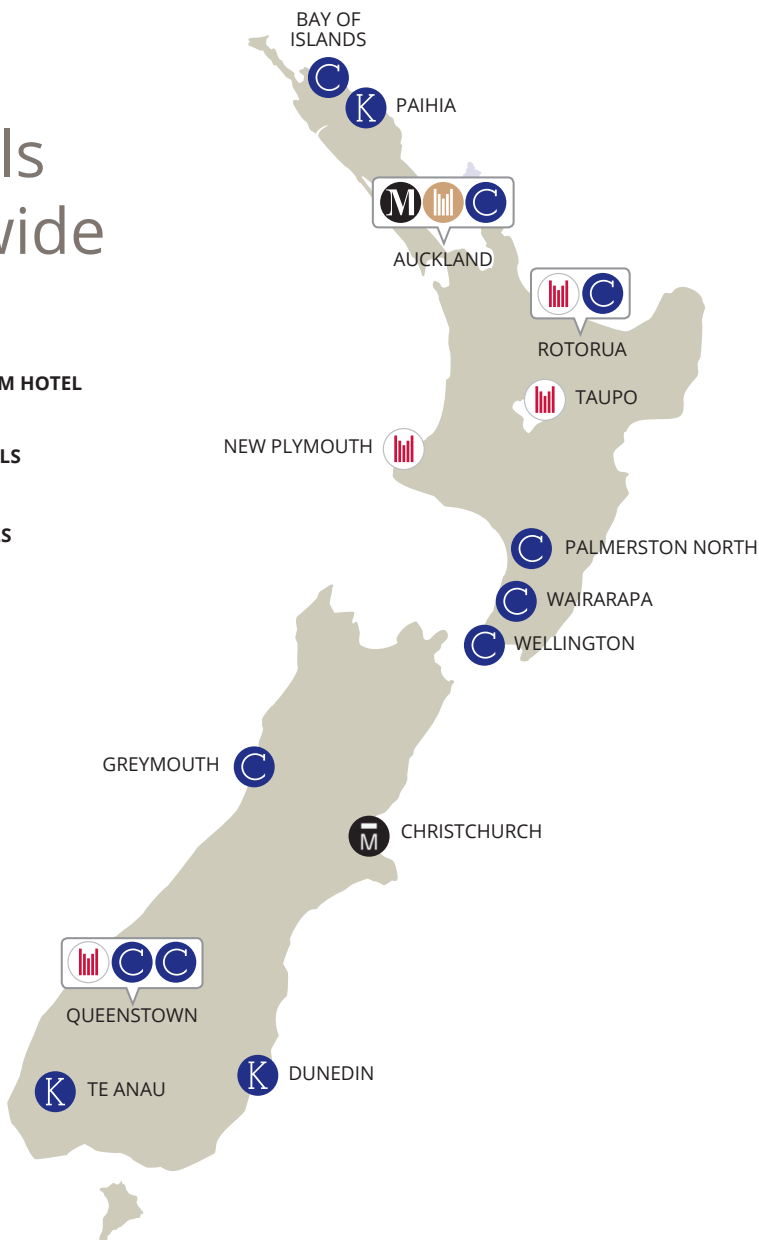
KINGSGATE HOTELS



M SOCIAL HOTEL



THE MAYFAIR





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