

FULL YEAR RESULTS FOR ANNOUNCEMENT TO THE MARKET

This report is based on unaudited financial statements

Reporting period	Twelve months to 30 June 2025
Previous reporting period	Twelve months to 30 June 2024

Christchurch City Holdings Ltd (CCHL) is an NZDX issuer with two listed bonds on the NZDX, totalling \$300 million. CCHL does not have equity securities listed on the NZX.

This announcement is based on financial results that are in the process of being audited. The primary statements in this full year results announcement consist of the statement of comprehensive income, statement of financial position, statement of changes in equity and statement of cash flows. These primary financial statements are for Christchurch City Holdings Group (Group), comprising Christchurch City Holdings Ltd (Parent) and the entities over which it has control or joint control.

Authority for this announcement

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This full year results announcement reports on results for the year ended 30 June 2025 in accordance with Listing Rule 3.5.

The primary financial statements have been prepared in accordance with generally accepted accounting practice in New Zealand (NZ GAAP) and comply with New Zealand Equivalents to International Financial Reporting Standards (NZ IFRS), other New Zealand accounting standards, and International Financial Reporting Standards (IFRS). For the purposes of complying with NZ GAAP the entity is a Tier 1 for-profit entity, and is reporting in accordance with Tier 1 for-profit accounting standards. All Group accounting policies applied are consistent with the previous year.

The primary financial statements:

- are prepared in accordance with the requirements of Part 7 of the Financial Markets Conduct Act 2013;
- are reported in New Zealand dollars; and
- are prepared exclusive of GST with the exception of receivables and payables that are shown inclusive of GST. Where GST is not recoverable as an input tax, it is recognised as part of the related asset or expense.

Group	Business	Balance date	Effective ownership
Christchurch City Holdings Ltd	Holding company	30 June	100%
— Christchurch International Airport Ltd ¹	Airport	30 June	75%
— City Care Ltd	Contracting	30 June	100%
— Development Christchurch Ltd ²	Holds assets and investment in Christchurch Adventure Park	30 June	100%
— EcoCentral Ltd	Waste recycling	30 June	100%
— Enable Networks Ltd	Broadband network	30 June	100%
— Lyttelton Port Company Ltd	Port	30 June	100%
— Orion New Zealand Ltd ³	Electricity network	31 March	89.275%
— RBL Property Ltd	Investment property	30 June	100%

¹ Minister for State-Owned Enterprises 12.5% ownership share
Minister of Finance 12.5% ownership share

² Port Hills Leisure Limited is the General Partner of Leisure Investments NZ Limited Partnership (LINZ), trading as Christchurch Adventure Park. Development Christchurch Ltd holds a 54.73% interest.

³ Selwyn District Council 10.725% ownership share

Section 461(3) of the Financial Markets Conduct Act requires the reporting entity and all its subsidiaries to have the same balance date. Orion New Zealand Ltd and its subsidiaries have a 31 March balance date. CCHL applied for and has received an exemption from this obligation from the Financial Markets Authority until 27 August 2028.

Group commentary

Strong contributions from across the portfolio have delivered a solid result for the CCHL Group for the 2025 financial year (FY25).

The CCHL portfolio value¹ increased \$635m (17%) across the year – growing from \$3.5 billion to \$4.1 billion at the end of FY25. Across FY25, CCHL paid \$55 million in dividends to Christchurch City Council, in line with the FY25 SOI target and an increase on the \$50.7 million paid during FY24.

Total operating revenue for the Group in FY25 was \$1,576 million compared to \$1,562 million in FY24, whilst earnings before interest, tax, depreciation, amortisation and impairment for the Group was \$506 million in FY25, compared to \$450 million in FY24.

The Group delivered a normalised net profit after tax (NPAT) in FY25 of \$159 million, compared to \$111 million in FY24, ahead of the target NPAT outlined in the FY25 SOI to Christchurch City Council of \$96 million.

Normalised NPAT for the current year reduces the reported NPAT by \$47 million to adjust for the non-cash after-tax fair value gain related to the revaluation of Lyttelton Port Company's property, plant and equipment. NPAT for FY24 was normalised by \$43m for non-cash deferred tax expense related to a legislative change removing tax depreciation on commercial buildings. The adjustments do not impact the Group's ability to pay dividends, or the independently assessed portfolio value.

Christchurch International Airport has delivered another year of strong performance, with growth in revenue, profit, dividends and passenger numbers, alongside an expanded asset base.

City Care has delivered a successful year, with a continued focus on improved culture and operational efficiency to generate strong results across its operations.

Enable Networks delivered favourable results on the prior year largely through pricing and strong cost control.

Lyttelton Port Company recorded improved year on year performance, despite weaker than expected volumes and continued challenging economic conditions, through effective cost management and market-based pricing.

Orion New Zealand performed strongly with increased delivery revenue the main driver, following ongoing capital investment in the network to ensure it remains safe, reliable, resilient and can accommodate growth.

The Group's total assets increased from \$6.0 billion to \$6.3 billion.

	Unaudited Group	Unaudited Group	
	2025	2024	Change
	\$m	\$m	%
Earnings before interest, tax, depreciation, amortisation & impairment	506	450	12%
Total net profit after tax	206	68	203%
Normalised net profit after tax	159	111	43%

¹ CCHL's independently valued Net Assets as at 30 June 2025, including adjustments to reflect non-wholly owned interests.

Share capital and dividends

	Unaudited Group 2025 \$m	Unaudited Group 2024 \$m
Share capital and dividends		
Fully paid ordinary shares	94	94
Dividends declared on fully paid ordinary shares	55	51
Cents per share	114	105

During the year ended 30 June 2025, the Parent paid its full SOI dividend target to Christchurch City Council of \$55m (2024 \$50.7m).

CCHL has on issue:

- 48,090,528 (FY24: 48,090,528) fully paid ordinary shares held by Christchurch City Council, carrying one vote per share and the right to dividends.
- 1,500,139,000 (FY24: 1,500,139,000) of redeemable preference shares, paid up to \$1,390, held by Christchurch City Council. No further calls have been made on these shares. Dividends are only payable to the extent that the shares are paid up. CCHL may elect to redeem the whole or any part of the shares. The shares do not carry any right of conversion into ordinary shares in CCHL. The shares have no par value.

Capital management and dividend policy

The Group's capital includes share capital, reserves and retained earnings. The Group's policy is to maintain a strong capital base to ensure public, shareholder, investor, creditor and market confidence and to sustain future development of the business.

Management monitors capital through the gearing ratio (total liabilities to total tangible assets) and the interest cover ratio (EBIT plus finance income / finance expenses). It maintains a strong credit rating from Standard & Poor's (currently AA- with a stable outlook), although it is noted that the Parent's rating is largely determined by the Christchurch City Council's rating due to the close financial relationship between the two entities.

The CCHL Board will pay dividends to its shareholder, Christchurch City Council, after taking into account its profitability, debt levels, future investment requirements and the requirement to meet the solvency test under the provisions of the Companies Act 1993, whilst being cognisant of its SOI targets.

Accounting policy – dividends

Dividends are recognised as a liability in the period in which they are declared.

Segment reporting

The Group's operating segments are identified on the basis of the nine significantly different businesses whose individual operating results are received on a quarterly basis by the Group chief operating decision maker (CCHL Board) to assess and monitor performance. The Group's operating segments are unchanged since the last annual report.

The reportable segments of the Group are as follows:

- i. Christchurch City Holdings Ltd (Parent) – does not trade in its own right, its primary assets are its investments in and advances to its operating subsidiaries.
- ii. Christchurch International Airport Ltd (CIAL) – provides airport facilities and services to airline and airport users at Christchurch International Airport and holds investment property (land and buildings) from which it generates rental income.
- iii. City Care Ltd (Citycare) – provides construction, maintenance and management services for water and property infrastructure sectors throughout New Zealand.
- iv. Enable Networks Ltd (Enable) – owns and operates the ultra-fast broadband fibre network across greater Christchurch and parts of Waimakariri and Selwyn districts.
- v. Lyttelton Port Company Ltd (LPC) – primarily involved in providing and managing port services and cargo handling facilities over three sites in the Canterbury region.
- vi. Orion New Zealand Ltd (Orion) – owns and operates the electricity distribution network in Christchurch and central Canterbury.
- vii. Other - comprises business not considered reportable segments including:
 - EcoCentral Ltd (EcoCentral) – manages the processing of refuse and sorting of recycling throughout Canterbury;
 - Development Christchurch Ltd – Holds assets and investment in Christchurch Adventure Park; and
 - RBL Property Ltd – holds investment property from which it generates rental income.

Major customers:

Revenue from Christchurch City Council amounted to \$124 million (2024: \$114 million) mainly from sales by Citycare, EcoCentral and Orion. All Group assets are domiciled and operated in New Zealand.

The Group's revenue from external customers by geographical location are not allocated to operating segments as they are not reported at a Group level.

Segment reporting explanation:

- Revenue from external customers reflects the revenue of each reportable segment excluding revenue earned from other Group entities.
- Segment profit/(loss) represents the actual profit/(loss) of each segment.
- Parent total non-current assets and total assets includes advances to subsidiaries and the investments held in subsidiaries which have been measured at fair value as at 30 June 2025 per independent valuations. These have been eliminated in Intra-group for the Group total.
- Intra-group transactions between segments have been eliminated on consolidation and recognised in 'Intra-group'.

For the year ended 30 June 2025

	Parent \$m	CIAL \$m	Citycare \$m	Enable \$m	LPC \$m	Orion \$m	Other \$m	Intra- group \$m	Total \$m
Segment revenue	95	245	576	128	207	368	60	(103)	1,576
Inter-segment revenue	(95)	-	(8)	-	-	-	-	103	-
Revenue from external customers	-	245	568	128	207	368	60	-	1,576
Interest income	32	-	2	1	1	-	1	(29)	8
Finance costs	(56)	(29)	(3)	(14)	(8)	(27)	(1)	29	(109)
Depreciation, amortisation and impairment	-	(45)	(19)	(32)	(22)	(69)	(5)	-	(192)
Net gains/(losses)	-	26	-	-	-	-	-	-	26
Fair value adjustment	-	-	-	-	54	-	-	-	54
Tax expense	-	(25)	(5)	(13)	(16)	(8)	(2)	8	(61)
Segment profit/loss	66	75	13	41	72	24	2	(86)	206
Total non-current assets (excluding derivatives and deferred tax)	5,313	2,472	105	870	707	1,768	42	(5,303)	5,975
Total assets	5,347	2,507	217	894	754	1,839	82	(5,326)	6,314
Total liabilities	1,227	893	130	420	298	982	22	(594)	3,378
Additions to non-current assets	-	87	16	22	33	136	-	-	294

The results of CIAL, Citycare, Enable, LPC, and Orion are deemed significant to the Group as they provide 96% of total revenue and 98% of total assets (2024: 96% of total revenue and 98% of total assets).

For the year ended 30 June 2024

	Parent \$m	CIAL \$m	Citycare \$m	Enable \$m	LPC \$m	Orion \$m	Other \$m	Intra- group \$m	Total \$m
Segment revenue	93	233	622	122	194	334	69	(105)	1,562
Inter-segment revenue	(93)	-	(9)	-	-	(2)	(1)	105	-
Revenue from external customers	-	233	613	122	194	332	68	-	1,562
Interest income	34	1	1	1	1	-	2	(31)	9
Finance costs	(58)	(33)	(3)	(13)	(9)	(23)	-	31	(108)
Depreciation, amortisation and impairment	-	(44)	(19)	(30)	(22)	(62)	(21)	-	(198)
Net gains/(losses)	-	13	1	-	-	1	1	-	16
Tax expense	-	(52)	(3)	(16)	(13)	(11)	(1)	9	(87)
Segment profit/loss	62	23	9	34	10	12	2	(84)	68
Total non-current assets (excluding derivatives and deferred tax)	4,673	2,338	109	847	620	1,703	48	(4,675)	5,663
Total assets	4,732	2,366	213	864	683	1,789	83	(4,701)	6,029
Total liabilities	1,247	830	130	421	300	913	25	(614)	3,252
Additions to non-current assets	-	35	9	46	25	142	1	-	258

Critical accounting judgements, estimates and assumptions

In preparing the financial statements, management has made estimates and assumptions about the future that affect the reported amounts of assets and liabilities at balance date, and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

In applying the Group's accounting policies, management has made the following judgements, estimates and assumptions that have had the most significant impact on the amounts recognised in the financial statements:

Valuation of property, plant and equipment and investment property

Management of most of the subsidiary companies use independent valuers to determine the fair value of certain assets. The valuation process requires the use of assumptions and estimates which are based on market conditions at the time. Any changes in market conditions subsequent to balance date will impact future valuations. A movement in the fair value of an asset is subsequently recorded within the statement of comprehensive income, depending on the asset classification.

The assets of LPC have been deemed as being inextricably linked and are therefore treated as a single cash generating unit (CGU) for valuation and impairment purposes.

Impairment assessments are completed annually on various asset classes. An impairment assessment measures the recoverable amount of an asset based on projections and estimates of future cash flows specifically related to the asset. An impairment charge is recognised for any asset with a carrying value in excess of its recoverable amount.

Classification of investment property

The identification by CIAL of which components of property, plant and equipment are to be reclassified to investment property involves the use of judgement. A key factor for this classification is whether the property is currently used for aircraft-related activities. The classification has implications as to whether revaluation gains and losses are recognised through profit or loss or through other comprehensive income.

Valuation of investment in subsidiaries

The total value of the CCHL Parent investment in subsidiaries at fair value is \$4,730m (2024: \$4,085m). Independent experts are appointed each year to value the investments. The valuation relies, in part, on publicly available information, management forecasts and other information provided by the respective management groups in relation to market conditions.

The valuations are based on the prevailing economic, market and other conditions as at 30 June 2025.

Christchurch City Holdings Limited (Group)
Statement of comprehensive income
For the year ended 30 June 2025

	2025	2024
	\$m	\$m
Operating revenue	1,576	1,562
Other gains	26	17
Operating expenses	(1,096)	(1,128)
Other losses	-	(1)
Earnings before interest, tax, depreciation, amortisation and impairment	506	450
Depreciation, amortisation and impairment	(192)	(198)
Fair value adjustment	54	-
Finance costs	(109)	(108)
Interest income	8	9
Net profit before income tax expense from continuing operations	267	153
Income tax expense	(61)	(87)
Net profit after income tax expense from continuing operations	206	66
Net profit after income tax expense from discontinued operations	-	2
Net profit after income tax expense for the year	206	68
Other comprehensive income		
Items that will not be recycled to profit or loss:		
Revaluation of assets	120	137
Income tax effect of above item	(33)	(25)
Items that may be recycled to profit or loss in future:		
Fair value gains/losses on cash flow hedges	(68)	(24)
Income tax effect of above item	19	6
Other comprehensive income for the year, net of tax	38	94
Total comprehensive income for the year	244	162
Net profit for the year is attributable to:		
Non-controlling interests	21	5
Owners of the parent	185	63
	206	68
Total comprehensive income for the year is attributable to:		
Continuing operations	30	20
Discontinued operations	-	-
Non-controlling interests	30	20
Continuing operations	214	140
Discontinued operations	-	2
Owners of the parent	214	142
Total comprehensive income	244	162

Christchurch City Holdings Limited (Group)
Statement of financial position
As at 30 June 2025

	2025 \$m	2024 \$m
Assets		
Current assets		
Cash and cash equivalents	83	77
Debtors and other receivables	132	126
Prepayments and other current assets	27	24
Contract assets	32	34
Finance lease receivable	4	2
Inventory	34	32
Other financial assets	9	25
Total current assets	321	320
Non-current assets		
Property, plant and equipment	4,896	4,665
Investment property	871	799
Other financial assets	31	58
Goodwill and other intangible assets	104	97
Inventory	-	6
Right-of-use assets	44	37
Finance lease receivable	40	41
Prepayments	7	6
Total non-current assets	5,993	5,709
Total assets	6,314	6,029
Liabilities		
Current liabilities		
Borrowings	308	615
Other financial liabilities	1	-
Creditors and other payables	160	143
Provisions	2	2
Contract liabilities	13	15
Current tax liabilities	39	30
Lease liabilities	8	10
Other liabilities	51	48
Total current liabilities	582	863
Non-current liabilities		
Borrowings	2,084	1,731
Other financial liabilities	17	2
Net deferred tax liabilities	606	573
Provisions	2	3
Lease liabilities	82	74
Other liabilities	5	6
Total non-current liabilities	2,796	2,389
Total liabilities	3,378	3,252
Net assets	2,936	2,777
Equity		
Share capital	94	94
Reserves	1,281	1,250
Retained earnings	1,071	959
Shareholder interests	2,446	2,303
Non- controlling interests	490	474
Total equity	2,936	2,777

Christchurch City Holdings Limited (Group)
Statement of changes in equity
For the year ended 30 June 2025

	Share Capital	Asset Revaluation Reserve	Hedging Reserve	Retained Earnings	Attributable to equity holders of the parent	Non- controlling interests	Total
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Balance at 1 July 2023	94	1,116	57	974	2,241	466	2,707
Net profit after income tax expense for the year	-	-	-	63	63	5	68
Other comprehensive income for the year, net of tax	-	97	(18)	-	79	15	94
Total comprehensive income for the year	-	97	(18)	63	142	20	162
Transfer on impairment of revalued assets	-	(2)	-	3	1	(1)	-
Dividends paid or provided for	-	-	-	(51)	(51)	(11)	(62)
Distribution for tax losses utilised	-	-	-	(30)	(30)	-	(30)
Balance at 30 June 2024	94	1,211	39	959	2,303	474	2,777
Net profit after income tax expense for the year	-	-	-	185	185	21	206
Other comprehensive income for the year, net of tax	-	73	(44)	-	29	9	38
Total comprehensive income for the year	-	73	(44)	185	214	30	244
Acquisition of non-controlling interest without change in control	-	-	-	(4)	(4)	(2)	(6)
Dividends paid or provided for	-	-	-	(55)	(55)	(13)	(68)
Distribution for tax losses utilised	-	-	-	(14)	(14)	-	(14)
Adjustment	-	2	-	-	2	1	3
Balance at 30 June 2025	94	1,286	(5)	1,071	2,446	490	2,936

Christchurch City Holdings Limited (Group)
Statement of cash flows
For the year ended 30 June 2025

	2025	2024
	\$m	\$m
Cash flows from operating activities		
Receipts from customers and other sources	1,582	1,570
Interest received	8	7
Payments to suppliers and employees	(1,086)	(1,149)
Interest and other finance costs paid	(108)	(108)
Income tax paid	(30)	(11)
Subvention payments	(18)	(34)
Net cash from operating activities	348	275
Cash flows from investing activities		
Proceeds from disposal of property, plant and equipment	1	2
Proceeds from bank deposits maturing	281	46
Proceeds from sale of business	1	2
Proceeds from repayment of advances	-	9
Payments for investment properties	(42)	(12)
Payments for property, plant and equipment	(236)	(235)
Payments for intangible assets	(15)	(12)
Payments for investment into bank deposits	(278)	(57)
Other payments	(9)	(5)
Net cash used in investing activities	(297)	(262)
Cash flows from financing activities		
Proceeds from borrowings	462	532
Dividends paid	(55)	(51)
Repayment of borrowings	(432)	(474)
Repayment of lease liabilities	(7)	(9)
Dividends paid – non-controlling interests	(13)	(11)
Net cash used in financing activities	(45)	(13)
Net increase in cash and cash equivalents	6	-
Cash and cash equivalents at the beginning of the financial year	77	77
Cash and cash equivalents at the end of the financial year	83	77