Christchurch City Holdings Limited

A WHOLLY OWNED SUBSIDIARY of CHRISTCHURCH CITY COUNCIL

Full year results announcement 2026

FULL YEAR RESULTS
FOR ANNOUNCEMENT TO THE MARKET

This report is based on unaudited financial statements

Reporting period	Twelve months to 30 June 2026
Previous reporting period	Twelve months to 30 June 2025

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

Name of person authorised to make this announcement	Paula Davis
Contact person	Paula Davis
Contact phone number	03 941 6530
Contact email address	info@cchl.co.nz
Date of release through MAP	28 August 2026

This full year results announcement reports on results for the year ended 30 June 2026 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	
Christchurch International Airport Ltd[1]	Airport	30 June	75%
City Care Ltd	Contracting	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[2]	Electricity network	31 March	89.275%
Port Hills Leisure Ltd	Holds investment in Christchurch Adventure Park[3]	30 June	54.73%

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

2 Selwyn District Council 10.725% ownership share

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

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

FY26 has seen a continuation of solid performances across the Group subsidiaries to deliver another positive result for the CCHL Group.

The CCHL portfolio value[1] increased from $4.1 billion to $4.3 billion at the end of FY26.

In FY26, CCHL returned to Christchurch City Council (Council) a $65 million cash dividend in line with the FY26 SOI target (FY25: $55 million), and non-cash distributions of $33 million (FY25: $14 million), comprising property and the tax effect of CCHL tax losses utilised by Council. In aggregate, this represents a Total Shareholder Return to Council of 7.2%.

Earnings before interest, tax, depreciation, amortisation and impairment for the Group was $581 million in FY26, an increase of 15% on the $506 million delivered in FY25, and ahead of the target EBITDA outlined in the FY26 Statement of Intent (SOI) to Council of $509 million[2]. Strong revenues and effective cost control being the driver of the solid operating performance.

Christchurch International Airport has delivered another year of strong results, with airport operations performing well, supported by increased passenger numbers, alongside an expanded property and freight platform.

Orion New Zealand produced a higher result on the prior year driven by a steady performance including higher regulatory revenue under the current default price-quality path (DPP4).

Lyttelton Port Company year-on-year performance improved, with steady container throughput, higher bulk trade volumes, and improved operational performance.

Enable Networks and City Care results are largely consistent with the prior year, in line with expectations with a continued focus on creating value for customers.

The Group delivered a normalised net profit after tax (NPAT) in FY26 of $208 million, compared to $159 million in FY25, ahead of the target NPAT outlined in the FY26 SOI to Council of $131 million. This represents a normalised return on equity[3] of 6.8% (FY25: 5.6%) for the CCHL Group.

NPAT is normalised for non-cash after-tax impairment and revaluation movements relating to goodwill and property, plant and equipment assets. The adjustments do not impact the Group's ability to pay dividends, or the independently assessed portfolio value.

The Group's total assets increased from $6.3 billion in FY25 to $6.7 billion in FY26.

	Unaudited Group	Unaudited Group	
	2026 **$m**	2025 $m	Change %
Earnings before interest, tax, depreciation, amortisation & impairment	**581**	506	+15%
Total net profit after tax	**201**	206	(2%)
Normalised net profit after tax	**208**	159	+31%

1 *CCHL's independently valued Net Assets as at 30 June 2026, including adjustments to reflect non-wholly owned interests.*
2 *Excludes non-cash investment property revaluation gains/losses*
3 *Group normalised net profit after tax / average of opening plus closing equity*

Share capital and dividends

	Unaudited Group 2026 $m	Unaudited Group 2025 $m
Share capital and dividends		
Fully paid ordinary shares	94	94
Dividends declared on fully paid ordinary shares	65	55
Cents per share	*135*	*114*

During the year ended 30 June 2026, the Parent paid its full SOI dividend target to Christchurch City Council of $65m (2025 $55m).

CCHL has on issue:

- 48,090,528 (FY25: 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 (FY25: 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 S&P Global Ratings (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 eight 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.

Since the last annual report, the make-up of the Group's reportable segments has changed, with the assets and liabilities of Development Christchurch Limited and RBL Property Limited, previously reported in Other, amalgamated with CCHL during the year. In relation to this, CCHL's investment in the Christchurch Adventure Park is recorded in the Parent segment, and eliminated on consolidation, and the assets and liabilities of the Christchurch Adventure Park recorded in Other.

The eight businesses make up seven reportable segments of the Group 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;
    - Christchurch Adventure Park (CAP).

Major customers:
Revenue from Christchurch City Council amounted to $123 million (2025: $124 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 2026 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’.

Segment reporting
For the year ended 30 June 2026
(unaudited)

	Parent $m	CIAL $m	Citycare $m	Enable $m	LPC $m	Orion $m	Other $m	Intra-group $m	Total $m
Segment revenue	111	273	565	134	226	427	66	(125)	1,674
Inter-segment revenue	(109)	-	(12)	-	-	(2)	-	123	-
Revenue from external customers	2	273	553	134	226	425	63	(2)	1,674
Interest income	21	1	1	1	1	-	-	(21)	4
Finance costs	(43)	(30)	(2)	(13)	(7)	(38)	-	21	(112)
Depreciation and amortisation	-	(48)	(15)	(31)	(24)	(73)	(5)	-	(196)
Net gains/(losses)	5	36	1	-	-	-	-	-	42
Impairment and revaluation movements	(2)	-	(8)	-	1	-	-	2	(7)
Tax expense	-	(30)	(6)	(16)	(12)	(13)	(1)	9	(69)
Segment profit/loss	**87**	**96**	**5**	**40**	**35**	**35**	**2**	**(99)**	**201**
Total non-current assets (excluding derivatives and deferred tax)	5,156	2,577	101	900	722	2,019	24	(5,153)	6,346
Total assets	5,202	2,614	215	948	785	2,099	37	(5,173)	6,727
Total liabilities	885	952	128	446	307	1,116	20	(285)	3,569
Additions to non-current assets	-	119	20	36	42	179	5	-	401

The results of CIAL, Citycare, Enable, LPC, and Orion are deemed significant to the Group as they provide 97% of total revenue and 99% of total assets (2025: 96% of total revenue and 98% of total assets).

Segment reporting
For the year ended 30 June 2025
(unaudited)

RESTATED	Parent $m	CIAL $m	Citycare $m	Enable $m	LPC $m	Orion $m	Other $m	Intra-group $m	Total $m
Segment revenue	96	245	576	128	207	368	59	(103)	1,576
Inter-segment revenue	(95)	-	(8)	-	-	-	-	103	-
Revenue from external customers	1	245	568	128	207	368	59	-	1,576
Interest income	33	-	2	1	1	-	-	(29)	8
Finance costs	(56)	(29)	(3)	(14)	(8)	(27)	(1)	29	(109)
Depreciation and amortisation	-	(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**	**(87)**	**206**
Total non-current assets (excluding derivatives and deferred tax)	5,335	2,472	105	870	707	1,768	26	(5,308)	5,975
Total assets	5,397	2,507	217	894	754	1,839	37	(5,331)	6,314
Total liabilities	1,228	893	130	420	298	982	22	(595)	3,378
Additions to non-current assets	-	87	16	22	33	136	-	-	294

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 $4,882m (2025: $4,730m). 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 2026.

Christchurch City Holdings Limited (Group)
Statement of comprehensive income (Unaudited)
For the year ended 30 June 2026

	2026	2025
	$m	$m
Operating revenue	**1,674**	1,576
Other gains	**43**	26
Operating expenses	**(1,135)**	(1,096)
Other losses	**(1)**	-
Earnings before interest, tax, depreciation, amortisation and impairment	**581**	506
Depreciation and amortisation	**(196)**	(190)
Impairment and fair value movements	**(7)**	52
Finance costs	**(112)**	(109)
Interest income	**4**	8
Net profit before income tax expense	**270**	267
Income tax expense	**(69)**	(61)
Net profit after income tax expense for the year	**201**	206
Other comprehensive income		
Items that will not be recycled to profit or loss:		
Revaluation of assets	**175**	120
Income tax effect of above item	**(42)**	(33)
Items that may be recycled to profit or loss in future:		
Fair value gains/losses on cash flow hedges	**3**	(68)
Income tax effect of above item	**(2)**	19
Other comprehensive income for the year, net of tax	**134**	38
Total comprehensive income for the year	**335**	244
Net profit for the year is attributable to:		
Non-controlling interests	**28**	21
Owners of the parent	**173**	185
	201	206
Total comprehensive income for the year is attributable to:		
Non-controlling interests	**41**	30
Owners of the parent	**294**	214
Total comprehensive income	**335**	244

Christchurch City Holdings Limited (Group)
Statement of financial position (Unaudited)
As at 30 June 2026

	2026 $m	2025 $m
Assets		
Current assets		
Cash and cash equivalents	**34**	83
Debtors and other receivables	**157**	132
Prepayments and other current assets	**34**	27
Contract assets	**34**	32
Finance lease receivable	**4**	4
Inventory	**35**	34
Other financial assets	**26**	9
Total current assets	**324**	321
Non-current assets		
Property, plant and equipment	**5,215**	4,896
Investment property	**938**	871
Other financial assets	**57**	31
Goodwill and other intangible assets	**99**	104
Investment in equity accounted joint venture	**1**	-
Inventory	**3**	-
Right-of-use assets	**47**	44
Finance lease receivable	**36**	40
Prepayments	**7**	7
Total non-current assets	**6,403**	5,993
Total assets	**6,727**	6,314
Liabilities		
Current liabilities		
Borrowings	**340**	308
Other financial liabilities	**7**	1
Creditors and other payables	**174**	160
Provisions	**2**	2
Contract liabilities	**20**	13
Current tax liabilities	**38**	39
Lease liabilities	**9**	8
Other liabilities	**48**	51
Total current liabilities	**638**	582
Non-current liabilities		
Borrowings	**2,135**	2,084
Other financial liabilities	**39**	17
Net deferred tax liabilities	**670**	606
Provisions	**2**	2
Lease liabilities	**80**	82
Other liabilities	**5**	5
Total non-current liabilities	**2,931**	2,796
Total liabilities	**3,569**	3,378
Net assets	**3,158**	2,936
Equity		
Share capital	**94**	94
Reserves	**1,392**	1,281
Retained earnings	**1,156**	1,071
Shareholder interests	**2,642**	2,446
Non- controlling interests	**516**	490
Total equity	**3,158**	2,936

Christchurch City Holdings Limited (Group)
Statement of changes in equity (Unaudited)
For the year ended 30 June 2026

	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 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**
Net profit after income tax expense for the year	-	-	-	173	**173**	28	**201**
Other comprehensive income for the year, net of tax	-	120	1	-	**121**	13	**134**
Total comprehensive income for the year	-	**120**	**1**	**173**	**294**	**41**	**335**
Dividends paid or provided for	-	-	-	(65)	**(65)**	(15)	**(80)**
Distribution for tax losses utilised	-	-	-	(9)	**(9)**	-	**(9)**
Distribution of property asset	-	(7)	-	(17)	**(24)**	-	**(24)**
Transfers through reserves	-	(3)	-	3	**-**	-	**-**
Balance at 30 June 2026	**94**	**1,396**	**(4)**	**1,156**	**2,642**	**516**	**3,158**

Christchurch City Holdings Limited (Group)
Statement of cash flows (Unaudited)
For the year ended 30 June 2026

	2026 $m	2025 $m
Cash flows from operating activities		
Receipts from customers and other sources	**1,639**	1,582
Interest received	**4**	8
Payments to suppliers and employees	**(1,126)**	(1,086)
Interest and other finance costs paid	**(112)**	(108)
Income tax paid	**(45)**	(30)
Subvention payments	**(16)**	(18)
Net cash from operating activities	**344**	348
Cash flows from investing activities		
Proceeds from disposal of property, plant and equipment	**6**	1
Proceeds from bank deposits maturing	**256**	281
Proceeds from sale of business	**-**	1
Payments for investment properties	**(53)**	(42)
Payments for property, plant and equipment	**(315)**	(236)
Payments for intangible assets	**(13)**	(15)
Payments for investment into bank deposits	**(268)**	(278)
Other payments	**(3)**	(9)
Net cash used in investing activities	**(390)**	(297)
Cash flows from financing activities		
Proceeds from borrowings	**683**	462
Dividends paid	**(65)**	(55)
Repayment of borrowings	**(596)**	(432)
Repayment of lease liabilities	**(10)**	(7)
Dividends paid – non-controlling interests	**(15)**	(13)
Net cash used in financing activities	**(3)**	(45)
Net increase in cash and cash equivalents	**(49)**	6
Cash and cash equivalents at the beginning of the financial year	**83**	77
Cash and cash equivalents at the end of the financial year	**34**	83