GENERAL ANNOUNCEMENT::ANNOUNCEMENT BY SUBSIDIARY COMPANY, CDL INVESTMENTS NEW ZEALAND LIMITED

Issuer & Securities

Issuer/ Manager

CITY DEVELOPMENTS LIMITED

Securities

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Announcement Details

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Submitted By (Co./ Ind. Name)

Enid Ling Peek Fong

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

Please refer to the Announcement released by CDL Investments New Zealand Limited on 17 February 2021 relating to Full Year Results for the Year Ended 31 December 2020.

Attachments

02.17.2021_CDLINZ_2020_Audited_Financial_Statements.pdf

Total size =364K MB

CDL Investments New Zealand Limited

Consolidated Statement of Comprehensive Income

For the year ended 31 December 2020

In thousands of dollars	Note	Group 2020	Group 2019
Revenue		88,633	91,610
Cost of sales		(43,290)	(40,861)
Gross Profit		**45,343**	**50,749**
Other income		145	184
Administrative expenses	3, 4	(256)	(240)
Property expenses		(417)	(384)
Selling expenses		(2,541)	(2,559)
Other expenses	3, 4	(1,499)	(1,349)
Results from operating activities		**40,775**	**46,401**
Finance income	5	1,038	1,029
Finance costs	5	(2)	(4)
Net finance income		**1,036**	**1,025**
Profit before income tax		**41,811**	**47,426**
Income tax expense	6	(11,712)	(13,286)
Profit for the period		**30,099**	**34,140**
Total comprehensive income for the period		**30,099**	**34,140**
Profit attributable to:			
Equity holders of the parent		30,099	34,140
Total comprehensive income for the period		**30,099**	**34,140**
Earnings per share (cents per share)	14	10.75	12.26

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

KPMG

Consolidated Statement of Changes in Equity

For the year ended 31 December 2020

		Group		
In thousands of dollars	Note	Share Capital	Retained Earnings	Total Equity
Balance at 1 January 2019		54,864	155,730	210,594
Total comprehensive income for the period				
Profit for the period		-	34,140	34,140
Total comprehensive income for the period		**-**	**34,140**	**34,140**
Transactions with owners of the Company				
Shares issued under dividend reinvestment plan	13	510	-	510
Dividend to shareholders	13	-	(9,734)	(9,734)
Supplementary dividend		-	(309)	(309)
Foreign investment tax credits		-	309	309
Balance at 31 December 2019		**55,374**	**180,136**	**235,510**
Balance at 1 January 2020		55,374	180,136	235,510
Total comprehensive income for the period				
Profit for the period		-	30,099	30,099
Total comprehensive income for the period		**-**	**30,099**	**30,099**
Transactions with owners of the Company				
Shares issued under dividend reinvestment plan	13	1,280	-	1,280
Dividend to shareholders	13	-	(9,758)	(9,758)
Supplementary dividend		-	(286)	(286)
Foreign investment tax credits		-	286	286
Balance at 31 December 2020		**56,654**	**200,477**	**257,131**

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

CDL Investments New Zealand Limited

Consolidated Statement of Financial Position

As at 31 December 2020

In thousands of dollars	Note	Group 2020	Group 2019
SHAREHOLDERS' EQUITY			
Issued capital	13	56,654	55,374
Retained earnings		200,477	180,136
Total Equity		**257,131**	**235,510**
Represented by:			
NON CURRENT ASSETS			
Property, plant and equipment		23	32
Development property	8	119,096	145,138
Investment property	9	3,325	-
Investment in associate	17	2	2
Total Non Current Assets		**122,446**	**145,172**
CURRENT ASSETS			
Cash and cash equivalents	12	10,111	34,435
Short term deposits	15	86,620	19,620
Trade and other receivables	11	3,486	3,932
Development property	8	42,342	37,541
Total Current Assets		**142,559**	**95,528**
Total Assets		**265,005**	**240,700**
NON CURRENT LIABILITIES			
Deferred tax liabilities	10	59	63
Lease liability		3	10
Total Non Current liabilities		**62**	**73**
CURRENT LIABILITIES			
Trade and other payables		3,932	984
Employee entitlements		52	38
Income tax payable		3,821	4,081
Lease liability		7	14
Total Current Liabilities		**7,812**	**5,117**
Total Liabilities		**7,874**	**5,190**
Net Assets		**257,131**	**235,510**

For and on behalf of the Board

R AUSTIN, DIRECTOR, 17 February 2021

BK CHIU, MANAGING DIRECTOR, 17 February 2021

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

KPMG

CDL Investments New Zealand Limited

Consolidated Statement of Cash Flows

For the year ended 31 December 2020

In thousands of dollars

	Note	Group 2020	Group 2019
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash was provided from:			
Receipts from customers		89,391	89,650
Interest received		871	1,225
Cash was applied to:			
Payment to suppliers		(21,979)	(49,854)
Payment to employees		(546)	(527)
Deposits paid on unconditional contracts for development land		-	(78)
Purchase of development land		(1,260)	(9,060)
Income tax paid		(11,690)	(13,646)
Net Cash Inflow from Operating Activities		54,787	17,710
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was provided from:			
Short term deposits		19,620	38,620
Cash was applied to:			
Development of investment property		(3,325)	-
Purchase of plant and equipment		(6)	(6)
Short term deposits		(86,620)	(19,620)
Net Cash Inflow/(Outflow) from Investing Activities		(70,331)	18,994
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash was applied to:			
Dividend paid		(8,478)	(9,224)
Principal repayment of lease liability		(16)	(16)
Supplementary dividend paid		(286)	(309)
Net Cash Outflow from Financing Activities		(8,780)	(9,549)
Net Increase/(Decrease) in Cash and Cash Equivalents		(24,324)	27,155
Add Opening Cash and Cash Equivalents		34,435	7,280
Closing Cash and Cash Equivalents	12	**10,111**	**34,435**

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

KPMG

Consolidated Statement of Cash Flows - continued

For the year ended 31 December 2020

		Group	
In thousands of dollars	Note	2020	2019
RECONCILIATION OF PROFIT FOR THE PERIOD TO CASH FLOWS FROM OPERATING ACTIVITIES			
Net Profit after Taxation		30,099	34,140
Adjusted for non cash items:			
Depreciation of plant & equipment		1	1
Depreciation of right-of-use assets		14	14
Income tax expense	6	11,712	13,286
Adjustments for movements in working capital:			
(Increase)/Decrease in receivables		446	(1,948)
(Increase)/Decrease in development property		21,241	(12,955)
Increase/(Decrease) in payables		2,964	(1,182)
Cash generated from operating activities		**66,477**	**31,356**
Income tax paid		(11,690)	(13,646)
Cash Inflow from Operating Activities		**54,787**	**17,710**

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

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 financial statements of the Company for the year ended 31 December 2020 comprises the Company and its subsidiary (together referred to as the "Group").

The principal activity of the Group is the development and sale of residential land properties.

(a) Statement of compliance

The financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). They comply with New Zealand equivalents to International Financial Reporting Standards ("NZ IFRS") and other applicable Financial Reporting Standards, as appropriate for Tier 1 profit-oriented entities. The financial statements also comply with International Financial Reporting Standards ("IFRS").

The financial statements were authorised for issuance on 17 February 2021.

(b) Basis of preparation

The financial statements are presented in New Zealand Dollars ($), which is the Company's functional currency. All financial information presented in New Zealand dollars has been rounded to the nearest thousand.

The financial statements have been prepared on the historical cost basis.

The preparation of financial statements in conformity with NZ IFRS requires management to make judgements, estimates and assumptions that affect the application of company policies and reported amounts of assets and liabilities, income and expenses. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are described in Note 2 – Accounting Estimates and Judgements.

(c) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Company. The Company controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

(ii) Subsidiaries

Intragroup balances and any unrealised gains and losses or income and expenses arising from intragroup transactions, are eliminated in preparing these consolidated financial statements.

(d) Property, plant and equipment

Items of property, plant and equipment are stated at cost less accumulated depreciation. The cost of purchased property, plant and equipment is the value of the consideration given to acquire the assets and the value of other directly attributable costs, which have been incurred in bringing the assets to the location and condition necessary for their intended service. Depreciation on assets is calculated using the straight-line method to allocate cost to their residual values over their estimated useful lives, as follows:

Plant and equipment	3 - 10 years

(e) Trade and other payables

Trade and other payables are stated at cost.

Significant accounting policies - continued

(f) Revenue

Revenue represents amounts derived from land and property sales, and is recognised when the customer obtains control of the property and is able to direct and obtain the benefits from the property. The customer gains control of the property when the Company receives full and final consideration for the property and the Company transfers over the Certificate of Title.

(g) New standards and interpretations not yet adopted

The following new standards and amendments to standards are not yet effective for the year ended 31 December 2020, and have not been applied in preparing these consolidated financial statements:

- *Onerous Contracts – Cost of Fulfilling a Contract (Amendments to NZ IAS 37)*
- *Interest Rate Benchmark Reform – Phase 2 (Amendments to NZ IFRS 9, IAS 39, NZ IFRS 7, NZ IFRS 4 and NZ IFRS 16)*
- *COVID-19 Related Rent concessions (Amendment to NZ IFRS 16)*
- *Property, Plant and Equipment: Proceeds before Intended Use (Amendments to NZ IAS 16)*
- *Reference to Conceptual Framework (Amendments to NZ IFRS 3)*
- *Classification of Liabilities as Current or Non-current (Amendments to NZ IAS 1)*
- *NZ IFRS 17 Insurance Contracts and Amendments to NZ IFRS 17 Insurance Contracts*

The Group has assessed the new standards and the adoption of these standards is not expected to have a material impact on the Group's financial statements.

1. SEGMENT REPORTING

Operating segments
The single operating segment of the Group consists of property operations, comprising the development and sale of residential land sections.

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.

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.

2. ACCOUNTING ESTIMATES AND JUDGEMENTS

Management discussed with the Audit Committee the development, selection and disclosure of the Group's critical accounting policies and estimates and the application of these policies and estimates.

Key sources of estimation uncertainty
In Note 15, detailed analysis is given of the interest rate and credit risk exposure of the Group and risks in relation thereto. The Group is also exposed to a risk of impairment to development properties should the carrying value exceed the market value due to market fluctuations in the value of development properties. However, there is no indication of impairment as in Note 8 the carrying value of development properties is $161,438,000 (2019: $182,679,000) while the market value determined by an independent registered valuer is $286,380,000 (2019: $315,620,000).

3. ADMINISTRATIVE AND OTHER EXPENSES

The following items of expenditure are included in administrative and other expenses:

In thousands of dollars	Note	Group 2020	Group 2019
Auditors' remuneration			
- Audit fees		55	54
- Tax compliance & tax advisory fees		4	7
Depreciation		15	15
Directors' fees	17	130	130
Rental payments		66	66
Other		939	790
Total excluding personnel expenses		**1,209**	**1,062**

4. PERSONNEL EXPENSES

In thousands of dollars	Group 2020	Group 2019
Wages and salaries	480	455
Employee related expenses and benefits	64	70
Increase in liability for long-service leave	2	2
	546	**527**

The Group's net obligation in respect of long-term service benefits, is the amount of future benefit that employees have earned in return for their service in the current and prior periods. The obligation is calculated using their expected remunerations and an assessment of likelihood the liability will arise.

5. NET FINANCE INCOME

In thousands of dollars	Group	
	2020	**2019**
Interest income	1,038	1,029
Finance income	1,038	1,029
Interest expense	(2)	(4)
Finance costs	(2)	(4)
Net finance income	**1,036**	**1,025**

Finance income comprises interest receivable on funds invested that are recognised in the profit or loss. Interest income is recognised in profit or loss as it accrues, using the effective interest method.

Finance costs comprises interest costs on lease liabilities that are recognised in the income statement.

6. INCOME TAX EXPENSE

Recognised in the statement of comprehensive income

In thousands of dollars	Group	
Current tax expense	**2020**	**2019**
Current year	11,711	13,289
Adjustments for prior years	5	5
	11,716	13,294
Deferred tax expense		
Origination and reversal of temporary differences	(4)	(10)
Adjustments for prior years	-	2
	(4)	(8)
Total income tax expense in the statement of comprehensive income	**11,712**	**13,286**

Reconciliation of effective tax rate

In thousands of dollars	Group	
	2020	**2019**
Profit before income tax	41,811	47,426
Income tax using the company tax rate of 28% (2019: 28%)	11,707	13,279
Adjusted for:		
Under/(over) provided in prior years	5	7
	11,712	**13,286**
Effective tax rate	**28%**	**28%**

Income tax for the year comprises current and deferred tax. Income tax is recognised in profit or loss except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised in equity or in other comprehensive income.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The temporary differences relating to investments in subsidiaries are not provided for to the extent that they will probably not reverse in the foreseeable future. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

7. IMPUTATION CREDITS

In thousands of dollars	Group	
	2020	2019
Imputation credits available for use in subsequent reporting periods	75,946	67,765

8. DEVELOPMENT PROPERTY

In thousands of dollars	Group	
	2020	2019
Expected to settle greater than one year	119,096	145,138
Expected to settle within one year	42,342	37,541
Development property	**161,438**	**182,679**

Development property is carried at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, and holding costs such as interest. Interest and other holding costs incurred after completion of development are expensed as incurred. All holding costs are written off through profit or loss in the year incurred with the exception of interest holding costs which are capitalised during the period when active development is taking place. No interest (2019: nil) has been capitalised during the year. Development property includes deposits paid on unconditional contracts for development land.

The Group's inventory of development property is reviewed at each balance date to ensure its carrying amount is recorded at the lower of its cost and net realisable value. The net realisable value of the development property is the estimated selling price in the ordinary course of business less the estimated costs of completion and costs necessary to make the sale. The determination of net realisable value of inventory involves estimates taking into consideration prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling costs. An impairment loss is recognised in the income statement to the extent that the carrying value of development property exceeds its estimated net realisable value.

The value of development property held at 31 December 2020 was determined, on an open market existing use basis, by an independent registered valuer, DM Koomen SPINZ of Extensor Advisory Limited as $286.4 million (2019: $315.6 million). The fair value is determined to estimate the net realisable value.

The fair value of development property as determined by the independent valuer is categorised as Level 3 based on the inputs to the valuation methodology. The basis of the valuation is the hypothetical subdivision approach and/or block land sales comparisons to derive the residual block land values. The major unobservable inputs that are used in the valuation model that require judgement include the individual section prices, allowances for profit and risk, projected completion and sell down periods and interest rates during the holding period. The estimated fair value would increase or (decrease) if: the individual section prices were higher/(lower); the allowances for profit were higher/(lower); the allowances for risk were lower/(higher); the projected completion and sell down periods were shorter/(longer); and the interest rate during the holding period was lower/(higher).

9. INVESTMENT PROPERTY

In thousands of dollars	Group			
	Freehold Land	Buildings	Work in Progress	Total
Cost				
Balance at 1 January 2020	-	-	-	-
Acquisitions	265	2,873	187	3,325
Balance at 31 December 2020	265	2,873	187	3,325
Depreciation and impairment losses				
Balance at 1 January 2020	-	-	-	-
Balance at 31 December 2020	-	-	-	-
Carrying amounts				
Balance at 1 January 2020	-	-	-	-
Balance at 31 December 2020	**265**	**2,873**	**187**	**3,325**

9. INVESTMENT PROPERTY – continued

Investment properties consist of retail shops at Stonebrook in Rolleston and retail shops at Prestons Park in Christchurch. The former were completed during December 2020 while the latter are currently under construction. The fair value of investment properties held at 31 December 2020 was determined by an independent registered valuer, DM Koomen SPINZ, of Extensor Advisory Limited as $6.43 million (2019: nil).

Investment properties are properties held either to earn rental income or capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods and services, or for administrative purposes.

Investment properties are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the investment properties. Costs of self-constructed investment properties include costs of materials and direct labour, any other costs directly attributable to bringing the investment properties to a working condition for their intended use and capitalised borrowing costs. Gains and losses on disposal of investment properties (calculated as the difference between the net proceeds from disposal and the carrying amounts of the investment properties) are recognised in the profit and loss.

The fair value of development property as determined by the independent valuer is categorised as Level 3 based on the inputs to the valuation methodology. The basis of the valuation is the capitalisation of the assessed market rentals allowing for vacancies and leasing fees to derive the fair values. The major unobservable inputs that are used in the valuation model that require judgement include the rental rate on the individual tenancy, allowances for vacancies, estimation of leasing fees, and interest rates during the holding period. The estimated fair value would increase or (decrease) if: the individual rental rates were higher/(lower); the allowances for vacancies were (higher)/lower; the allowances of leasing fees were lower/(higher); and the interest rate during the holding period was lower/(higher).

10. DEFERRED TAX ASSETS AND LIABILITIES

Recognised deferred tax assets and liabilities
Deferred tax assets and liabilities are attributable to the following:

In thousands of dollars	Group					
	Assets		Liabilities		Net	
	2020	2019	2020	2019	2020	2019
Development property	-	-	(116)	(118)	(116)	(118)
Employee benefits	50	48	-	-	50	48
Trade and other payables	7	7	-	-	7	7
Net tax assets/(liabilities)	**57**	**55**	**(116)**	**(118)**	**(59)**	**(63)**

Movement in deferred tax balances during the year

In thousands of dollars	Group		
	Balance 1 Jan 2019	Recognised in profit or loss	Balance 31 Dec 2019
Plant and equipment	(1)	1	-
Development property	(126)	8	(118)
Employee benefits	56	(8)	48
Trade and other payables	-	7	7
	(71)	**8**	**(63)**

Movement in deferred tax balances during the year

In thousands of dollars	Group		
	Balance 1 Jan 2020	Recognised in profit or loss	Balance 31 Dec 2020
Development property	(118)	2	(116)
Employee benefits	48	2	50
Trade and other payables	7	-	7
	(63)	**4**	**(59)**

11. TRADE AND OTHER RECEIVABLES

In thousands of dollars	Group	
	2020	2019
Trade receivables	86	29
Other receivables and prepayments	3,400	3,903
Trade and other receivables	**3,486**	**3,932**

None of the trade and other receivables are impaired.

Trade and other receivables are stated at their cost less impairment losses. The Group applies the simplified approach to providing for expected credit losses prescribed by NZ IFRS 9, which permits the use of the lifetime expected credit loss provision for all trade receivables. The allowance for doubtful debts on trade receivables are either individually or collective assessed based on number of days overdue. The Group takes into account the historical loss experience and incorporate forward looking information and relevant macroeconomic factors.

12. CASH AND CASH EQUIVALENTS

In thousands of dollars	Group	
	2020	2019
Bank balances	6,111	3,935
Call deposits	4,000	30,500
Cash and cash equivalents	**10,111**	**34,435**

Cash and cash equivalents comprise cash balances and call deposits with an original maturity of three months or less.

13. CAPITAL AND RESERVES

Share capital

	Parent			
	2020	2020	2019	2019
	Shares '000s	$000's	Shares '000s	$000's
Shares issued 1 January	278,806	55,374	278,119	54,864
Issued under dividend reinvestment plan	1,629	1,280	687	510
Total shares issued and outstanding	**280,435**	**56,654**	**278,806**	**55,374**

All shares carry equal rights and rank pari passu with regard to residual assets of the Company and do not have a par value. At 31 December 2020, the authorised share capital consisted of 280,435,135 fully paid ordinary shares (2019: 278,805,580).

Dividend Reinvestment Plan

In 1998, the Company adopted a Dividend Reinvestment Plan pursuant to which shareholders may elect to receive ordinary dividends in the form of either cash or additional shares in the Company. The additional shares are issued at the weighted average market price for the shares traded over the first five business days immediately following the Record Date.

Accordingly, the Company issued 1,629,555 additional shares under the Dividend Reinvestment Plan on 15 May 2020 (2019: 687,093) at a strike price of $0.7854 per share issued (2019: $0.7422).

Dividends

The following dividends were declared and paid during the year 31 December:

In thousands of dollars	Parent	
	2020	2019
3.5 cents per qualifying ordinary share (2019: 3.5 cents)	9,758	9,734
	9,758	**9,734**

After 31 December 2020 the following dividends were declared by the directors. The dividends have not been provided for and there are no income tax consequences. It is anticipated that a portion of the dividends declared will be paid by way of shares through the Dividend Reinvestment Plan.

In thousands of dollars	Parent
3.5 cents ordinary dividend per qualifying ordinary share	9,815
3.5 cents total dividend per qualifying ordinary share	9,815

14. EARNINGS PER SHARE

Basic and diluted earnings per share
The basic earnings per share and the diluted earnings per share are the same. The calculation of basic and diluted earnings per share at 31 December 2020 was based on the profit attributable to ordinary shareholders of $30,099,000 (2019: $34,140,000); and weighted average number of ordinary shares outstanding during the year ended 31 December 2020 of 279,892,000 (2019: 278,577,000), calculated as follows:

Profit attributable to ordinary shareholders (basic & diluted)

In thousands of dollars	Group	
	2020	**2019**
Profit for the period	30,099	34,140
Profit attributable to ordinary shareholders	**30,099**	**34,140**

Weighted average number of ordinary shares

	Parent	
	2020	**2019**
	Shares '000s	**Shares '000s**
Issued ordinary shares at 1 January	278,806	278,119
Effect of 1,629,555 shares issued in May 2020	1,086	-
Effect of 687,093 shares issued in May 2019	-	458
Weighted average number of ordinary shares at 31 December	**279,892**	**278,577**

15. FINANCIAL INSTRUMENTS

The Group only holds non-derivative financial instruments which comprise trade and other receivables, cash and cash equivalents, short term deposits, and trade and other payables.

Non-derivative financial instruments are recognised initially at fair value plus, for instruments not at fair value through profit or loss, any directly attributable transaction costs. Subsequent to initial recognition non-derivative financial instruments are measured as described below.

Financial assets are derecognised if the Group's contractual rights to the cash flows from the financial assets expire or if the Group transfer the financial asset to another party without retaining control or substantially all risks and rewards of the asset. Financial liabilities are derecognised if the Group's obligations specified in the contract expire or are discharged or cancelled.

In thousands of dollars		Group	
	Note	**2020**	**2019**
Financial Assets			
Cash and cash equivalents	12	10,111	34,435
Short term deposits		86,620	19,620
Trade and other receivables	11	3,486	3,932
Financial Liabilities			
Trade and other payables		3,932	984

Exposure to credit and interest rate risks arises in the normal course of the Group's business.

Credit risk
Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Credit evaluations are performed on all customers requiring credit over a certain amount. The Group does not require collateral in respect of financial assets.

The key factor in managing risk is that the Certificate of Title is only transferred to the purchaser when all cash is received in full upon settlement.

The Group's exposure to credit risk is mainly influenced by its customer base. As such it is concentrated to the default risk of its industry. However, geographically there is no credit risk concentration.

Cash, cash equivalents, and term deposits are allowed only in liquid securities and only with counterparties that have a credit rating equal to or better than the Group. Given their high credit ratings, management does not expect any counterparty to fail to meet its obligations.

At the balance date there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset.

15. FINANCIAL INSTRUMENTS – continued

Interest rate risk
The Group has no exposure to interest rate risk as there are no funding facilities (2019: nil). However, the Group is exposed to movements in interest rates on short-term investments which is explained in the Sensitivity analysis. Interest income is earned on the cash and cash equivalent balance and the short term deposits balance.

Sensitivity analysis
The Group manages interest rate risk by maximising its interest income through forecasting its cash requirements and cash inflows. Over the longer-term, however, permanent changes in interest rates will have an impact on profit.

A decrease of one percentage point in interest rates would have decreased the Group's profit before income tax by $579,000 (2019: $299,000) in the current period.

Effective interest and repricing analysis
In respect of income earning financial assets, the following tables indicate the effective interest rates at the balance sheet date and the periods in which they reprice.

Group	2020					2019			
In thousands of dollars	**Note**	**Effective interest rate**	**Total**	**6 months or less**	**6-12 months**	**Effective interest rate**	**Total**	**6 months or less**	**6-12 months**
Cash and cash equivalents	12	0.00% to 0.62%	10,111	10,111	-	0.00% to 1.68%	34,435	34,435	-
Short term deposits		0.50% to 1.70%	86,620	86,500	120	2.15% to 3.00%	19,620	19,500	120
			96,731	**96,611**	**120**		**54,055**	**53,935**	**120**

Liquidity risk
Liquidity risk represents the Group's ability to meet its contractual obligations. The Group evaluates its liquidity requirements on an ongoing basis. In general, the Group generates sufficient cash flows from its operating activities to meet its obligations arising from its financial liabilities. It is the Group's policy to provide credit and liquidity enhancement only to wholly owned subsidiaries.

The following table sets out the contractual cash flows for all financial liabilities that are settled on a gross cash flow basis:

Group	2020				2019	
In thousands of dollars	**Balance Sheet**	**6 months or less**	**6-12 months**	**Balance Sheet**	**6 months or less**	**6-12 months**
Trade and other payables	3,932	3,932	-	984	984	-
	3,932	**3,932**	**-**	**984**	**984**	**-**

Estimation of fair values
The following summarises the major methods and assumptions used in estimating the fair values of financial instruments reflected in the above tables.

(a) Cash, accounts receivable, accounts payable and related party receivables. The carrying amount for these balances approximate their fair value because of the short maturities of these items.

Capital management
The Group's capital includes share capital and retained earnings.

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The impact of the level of capital on shareholders' return is also recognised and the Group recognises the need to maintain a balance between the higher returns that might be possible with greater gearing and the advantages and security afforded by a sound capital position.

The Group is not subject to any external imposed capital requirements.

15. FINANCIAL INSTRUMENTS – Capital management - continued

The allocation of capital is, to a large extent, driven by optimisation of the return achieved on the capital allocated.

The Group's policies in respect of capital management and allocation are reviewed regularly by the Board of Directors.

There have been no material changes in the Group's management of capital during the period.

16. CAPITAL AND LAND DEVELOPMENT COMMITMENTS

As at 31 December 2020, the Group had entered into contractual commitments for development expenditure and purchases of land. Contractual agreements for the purchase of land are subject to a satisfactory outcome of the Group's due diligence process, board approval, and OIO approval. Development expenditure represents amounts contracted and forecast to be incurred in 2021 in accordance with the Group's development programme.

In thousands of dollars	Group	
	2020	**2019**
Development expenditure	19,696	30,845
Land purchases	56,258	13,631
	75,954	**44,476**

17. RELATED PARTIES

Identity of related parties

The Company has a related party relationship with its subsidiary as well as a fellow subsidiary of its parent (see Note 18), and with its Directors and executive officers.

Transactions with key management personnel

None of the Directors of the Company and their immediate relatives have control of the voting shares of the Company. Key management personnel include the Board comprising non-executive directors and executive directors.

The total remuneration and value of other benefits earned by each of the Directors of the Company for the year ending 31 December 2020 was:

In thousands of dollars	Group	
	2020	**2019**
C Sim	35	35
VWE Yeo	30	30
ES Kwek	-	-
KS Tan	-	-
R Austin	35	35
J Henderson	30	30
Total for non-executive directors	130	130
BK Chiu	-	-
Total for executive directors	-	-
	130	**130**

Non-executive directors receive director's fees only. The executive directors do not receive remuneration or any other benefits as a director of the Parent Company or of the Company's subsidiary.

Total remuneration of non-executive directors is included in "administrative and other expenses" (see Note 3).

Investment in associate

The Company's subsidiary, CDL Land New Zealand Limited, has a 33.33% investment in Prestons Road Limited. The principal activities of Prestons Road Limited are as a service provider and in this regard, it is charged with engaging suitably qualified consultants in fields such as geotechnical engineering, resource management compliance, subdivision of land, legal and regulatory compliance and related issues.

The associate has no revenue or expenses, therefore the Group's share of profit in its associate for the year was nil (2019: nil).

17. RELATED PARTIES – Investment in associate – continued

The net assets of Prestons Road Limited, not adjusted for the percentage ownership held by the Group, is $6,000 with the Group's share equal to $2,000. Prestons Road Limited has a 31 March balance date. No adjustment is made for the difference in balance date of Prestons Road Limited, because it has no profits to report.

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies. A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Interests in associates are accounted for using the equity method. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of the profit or loss and OCI of equity-accounted investees, until the date on which significant influence or 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 associate.

18. GROUP ENTITIES

Control of the Group

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 65.87% (2019: 66.26%) of the Company and having three out of six of the Directors on the Board. Millennium & Copthorne Hotels New Zealand Limited is 70.79% (2019: 70.79%) owned by CDL Hotels Holdings New Zealand Limited (computed on voting shares), which is a wholly owned subsidiary of Millennium & Copthorne Hotels plc in the United Kingdom. The ultimate holding company is Hong Leong Investment Holdings Pte Ltd in Singapore.

During the year CDL Investments New Zealand Limited has reimbursed its parent, Millennium & Copthorne Hotels New Zealand Limited, $323,000 (2019: $318,000) for expenses incurred by the parent on behalf of the Group.

During 2020, CDL Investments New Zealand Limited issued no additional shares (2019: nil) to its parent, Millennium & Copthorne Hotels New Zealand Limited, under the Dividend Reinvestment Plan (see Note 13). The total shares on issue to Millennium & Copthorne Hotels New Zealand Limited is 184,724,438 (2019: 184,724,438).

19. CONTINGENT LIABILITIES

CDL Investments New Zealand Limited has two bank guarantees in place; the first is a requirement of being listed on the New Zealand Stock Exchange, and the second as a security to the Auckland Council for infrastructure development surrounding the Nesdale Pond. The combined maximum value of these guarantees is $195,000 (2019: $195,000).

Independent Auditor's Report

To the shareholders of CDL Investments New Zealand Limited

Report on the audit of the consolidated financial statements

Opinion

In our opinion, the accompanying consolidated financial statements of CDL Investments New Zealand Limited (the 'company') and its subsidiary (the 'group') on pages 1 to 16:

i. present fairly in all material respects the Group's financial position as at 31 December 2020 and its financial performance and cash flows for the year ended on that date; and

ii. comply with New Zealand Equivalents to International Financial Reporting Standards and International Financial Reporting Standards.

We have audited the accompanying consolidated financial statements which comprise:

- the consolidated statement of financial position as at 31 December 2020;
- the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended; and
- notes, including a summary of significant accounting policies and other explanatory information.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) ('ISAs (NZ)'). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the group in accordance with Professional and Ethical Standard 1 International Code of Ethics for Assurance Practitioners (Including International Independence Standards) (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ('IESBA Code'), and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Our responsibilities under ISAs (NZ) are further described in the auditor's responsibilities for the audit of the consolidated financial statements section of our report.

Our firm has also provided other services to the group in relation to taxation compliance and taxation advisory. Subject to certain restrictions, partners and employees of our firm may also deal with the group on normal terms within the ordinary course of trading activities of the business of the group. These matters have not impaired our independence as auditor of the group. The firm has no other relationship with, or interest in, the group.

Materiality

The scope of our audit was influenced by our application of materiality. Materiality helped us to determine the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and on the consolidated financial statements as a whole. The materiality for the consolidated financial statements as a whole was set at $2m determined with reference to a benchmark of group profit before tax. We chose the benchmark because, in our view, this is a key measure of the group's performance.

Key audit matter

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements in the current period. We summarise below those matters and our key audit procedures to address those matters in order that the shareholders as a body may better understand the process by which we arrived at our audit opinion. Our procedures were undertaken in the context of and solely for the purpose of our statutory audit opinion on the consolidated financial statements as a whole and we do not express discrete opinions on separate elements of the consolidated financial statements.

The key audit matter	How the matter was addressed in our audit
Capitalisation and Allocation of Development costs	
Refer to note 8 of the consolidated financial statements. The group's development property comprises land and costs incurred to develop land into subdivisions and individual properties for sale. At 31 December 2020 development properties amounted to $161.4 million representing 62.8% of net assets in the consolidated statement of financial position. Determining whether to capitalise or expense costs relating to development of the land is subjective as it depends whether the costs enhance the land or maintain the current value. In addition there is significant judgement in determining how to allocate the costs to individual properties.	To assess the capitalisation of development costs we examined the operating effectiveness of the Group's process to capitalise and record development costs. We then obtained invoices for a sample of capitalised costs to check whether the nature of the expense met the capitalisation criteria in the accounting standards. We found no exceptions. Our procedures over the allocation of these development costs involved considering the costs capitalised to properties sold versus costs capitalised to the remaining properties in the portfolio, and in comparison to realised value upon sale. We also checked for consistency in approach between periods. The evidence we obtained demonstrated the allocation of costs was in line with our expectations.

Other information

The Directors, on behalf of the group, are responsible for the other information included in the entity's Annual Report. Other information includes the Directors' review, disclosures relating to corporate governance, the trend statement and financial summary and the other information included in the Annual Report. Our opinion on the consolidated financial statements does not cover any other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have received the Directors' Review and have nothing to report in regards to it. The Annual Report is expected to be made available to us after the date of this Independent Auditor's Report and we will report the matters identified, if any, to those charged with governance.

Use of this independent auditor's report

This independent auditor's report is made solely to the shareholders as a body. Our audit work has been undertaken so that we might state to the shareholders those matters we are required to state to them in the independent auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the shareholders as a body for our audit work, this independent auditor's report, or any of the opinions we have formed.

Responsibilities of the Directors for the consolidated financial statements

The Directors, on behalf of the company, are responsible for:

- the preparation and fair presentation of the consolidated financial statements in accordance with generally accepted accounting practice in New Zealand (being New Zealand Equivalents to International Financial Reporting Standards) and International Financial Reporting Standards;
- implementing necessary internal control to enable the preparation of a consolidated set of financial statements that is fairly presented and free from material misstatement, whether due to fraud or error; and
- assessing the ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objective is:

- to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error; and
- to issue an independent auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs NZ will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of our responsibilities for the audit of these consolidated financial statements is located at the External Reporting Board (XRB) website at:

http://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-1/

This description forms part of our independent auditor's report.

The engagement partner on the audit resulting in this independent auditor's report is Aaron Woolsey.

For and on behalf of

KPMG

KPMG
Auckland

17 February 2021

DIRECTORS' REVIEW

Financial Performance

CDL Investments New Zealand Limited ("CDI") is pleased to report that after an extraordinary year, the company recorded a profit after tax of $30.1 million (2019: $34.1 million) in 2020, which is a very creditable result under challenging circumstances.

Reflecting the fact that the company was able to trade during lockdown and also reflecting active demand in all regions during the year, CDI's property sales & other income totaled $88.8 million (2019: $91.8 million). Profit before tax was $41.8 million (2019: $47.4 million).

At 31 December 2020, CDI's shareholders' funds increased to $257.1 million (2019: $235.5 million) and total assets also increased to $265.0 million (2019: $240.7 million). Net tangible asset per share (at book value) was 91.7 cents (2019: 84.5 cents).

Property portfolio

Our Dominion Road (Papakura, South Auckland) and Kewa Road (North Shore, Auckland) subdivisions both sold well and further stages commenced development in 2020. Demand was high and we expect that the new additional stages will sell quickly in 2021.

Sales at Prestons Park (Christchurch) were also very positive and we recorded additional sales at Magellan Heights (Hamilton) and Northwood (Hastings).

During 2020, CDI acquired a total of 1.4 hectares of land in the Hawkes Bay region. Additional acquisitions are being considered in 2021 to ensure that the company has sufficient development stock in areas where we forecast demand to remain high and which can be developed and sold over the short to medium term.

The five unit Commercial Centre located at Stonebrook (Rolleston, Selwyn District) is complete and the first lease agreements were signed in Q4 2020 with the tenants commencing their operations during Q1 2021. Construction of the fifteen unit Commercial Centre at Prestons Park, Christchurch has commenced with Block 1 (five units) scheduled to be completed in July 2021 and Block 2 (ten units) due to be completed in December 2021.

In addition, the company has entered into an agreement for a Design Build and Lease development at one of its commercially-zoned sites in Wiri, Auckland. This is a very positive step for CDI's diversification strategy and construction of the warehouse/ office is scheduled to commence in February 2021.

CDI did not apply for assistance from the government Wage Subsidy programme.

As at 31 December 2020, the independent market value of CDI's property holdings was $292.8 million (2019: $315.6 million). At cost, the portfolio was valued at $164.8 million (2019:$182.7 million) in line with CDI's accounting policies.

Dividend Announcement

The Board has resolved to maintain its fully imputed ordinary dividend at 3.5 cents per share payable on 14 May 2021. The amount reflects the profit result achieved in 2020 but will also allow the company to retain earnings to acquire additional land during the course of this year.

The record date will be 30 April 2021. The Dividend Reinvestment Plan will apply to this dividend.

Summary and Outlook

Shareholders should be pleased that CDI was able to achieve a result in 2020 which mirrored 2019 especially in a year which, to put it mildly, was discombobulating. CDI with its geographically diverse portfolio of residential sections in Auckland, Hamilton and Christchurch benefitted from unusually positive market conditions. While these conditions remain evident, the company is optimistic that 2021 will also see a solid level of sales across New Zealand for residential sections. New stages will be developed and brought to market to meet this demand including sections in Kewa Road and Dominion Road in Auckland, and Prestons Park in Christchurch.

Over the past seven years, we have selectively acquired 154.5 hectares of land for our core business of residential development. These acquisitions will continue as more identified opportunities become available and announcements made in due course. In the past three years, we have also embarked on strategies to diversify our development programme and revenue stream and we will continue with this where we believe this is suitable and will deliver additional value to shareholders.

The Board is confident that the acquisitions made and those to be made in 2021 will ensure that the Company is able to secure a sufficient pipeline of development land to maintain CDI's future profitable operations.

On behalf of the Board, I thank our staff for their extraordinary work in an extraordinary year.

Colin Sim
Chairman
17 February 2021

17 February 2021

CDL INVESTMENTS
NEW ZEALAND LIMITED

CDL INVESTMENTS NEW ZEALAND RECORDS SOLID PROFIT AFTER A "DISCOMBOBULATING" 2020

NZX-listed residential property developer CDL Investments New Zealand Limited (NZX: CDI) today reported its results for the year ended 31 December 2020.

Reflecting on what he called a "discombobulating" year, Managing Director Mr. BK Chiu said that CDI's 2020 results, which included a profit after tax of $30.1 million, was "very creditable".

"Considering that we were able to continue to trade even through the six-week lockdown, the fact that we mirrored our 2019 results reflects well on the quality and desirability of our products, our business and our people", he said.

Unusually buoyant market conditions allowed CDI to record property sales and other income of $88.8 million, a slight reduction from 2019.

"Overall, we recorded positive sales across our developments. We were very pleased with the level of sales at our Auckland subdivisions at Dominion Road, Papakura and Kewa Road, North Shore. The demand was very high at our Magellan Heights (Hamilton) and Northwood (Hastings) subdivisions, which saw us sell out these developments during the year. Our Prestons Park development in Christchurch continues to sell well with demand presently exceeding supply", said Mr. Chiu.

CDI announced that in the past year, an additional 1.4 hectares of land had been acquired and that additional acquisitions would be considered in 2021 to bolster the company's development stock in growth areas. Its commercial development at Stonebrook (Rolleston) was now complete with tenants moving in shortly and construction of the commercial centre at Prestons Park had also commenced.

CDI also announced that it had entered into a Design Build & Lease agreement for one of its sites in Wiri (Auckland) with construction of the warehouse / office complex to commence later this month.

"Where we can add additional value by building or developing commercial units, we will do so", said Mr. Chiu. "These commercial developments are very positive and important steps in diversifying our activities and supplement our core business of residential development".

CDI's Board resolved to maintain its dividend at 3.5 cents per share fully imputed which would be paid to shareholders on 14 May 2021. The Record Date would be 30 April 2021 and the Dividend Reinvestment Plan would apply.

Speaking to future trading conditions, Mr. Chiu said that CDI was looking to make the most of the current positivity in the market for selling and buying land.

"We have clear short-term and long-term goals for CDI. Short term, our aim is to meet demand in 2021 and 2022 at our existing developments. We have land in Auckland and Hamilton which can be developed into new residential sections right now. But, like other land and housing development companies, we need councils and central government to cut through the regulatory red tape and stop the delays and help us help them tackle the current shortage of residential land across New Zealand. There is a lot that local authorities can do immediately and we are optimistic that the reform promised by central government to planning and resource management laws will assist everyone further".

"Longer term, we are looking to make acquisitions to secure CDI's future as a profitable property developer. Those acquisitions will position CDI beyond property cycles and after what we experienced in 2020, it is even more important to do that", he said.

Summary of results:

• Property sales & other income	$88.8 million (2019: $91.8 million)
• Profit before tax	$41.8 million (2019: $47.4 million)
• Profit after tax	$30.1 million (2019: $34.1 million)
• Shareholders' funds	$257.1 million (2019: $235.5 million)
• Total assets	$265.0 million (2019: $240.7 million)
• Net tangible asset value (at book value)	91.7 cents per share (2019: 84.5cps)
• Earnings per share	10.75 cents per share (2019: 12.26cps)

About CDL Investments New Zealand Limited:
CDL Investments New Zealand Limited (NZX:CDI) has a proud track record of acquiring and developing residential sections in New Zealand for over two decades. With a focus on creating and developing a range of high-quality residential sections to New Zealanders, CDI has successfully completed numerous subdivision projects in Auckland, Hamilton, Tauranga, Hastings, Havelock North, Taupo, Nelson, Christchurch, Rolleston (Canterbury) and Queenstown. CDI is a majority-owned subsidiary of NZX-listed Millennium & Copthorne Hotels New Zealand Limited.

ENDS

Issued by CDL Investments New Zealand Limited

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