



MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LTD  
INTERIM REPORT 2024

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Dear Valued Shareholder,

## **YOUR 2024/2025 SHAREHOLDER DISCOUNT CARD**

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

To encourage you to utilise this I am pleased to enclose your Shareholder Discount Card along with our 2024 Half Year Report. The shareholder discount is for up to 2 rooms per stay at **20% off our Best Available Fully Flexible Rate**. If you decide to cancel the booking before the date of arrival there are no cancellation fees.

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

In addition to the Shareholder Discount, we have a range of other special offers and promotions available. You can find these on [www.millenniumhotels.com](http://www.millenniumhotels.com).

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

Yours faithfully,

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED**

Stuart Harrison  
**Managing Director**

## **2024/2025 SHAREHOLDER DISCOUNT CARD**



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

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

**Terms and Conditions:** Shareholder Discount is available to current shareholders of Millennium & Copthorne Hotels New Zealand Limited for private bookings (maximum 2 rooms) only. The discount is 20% off the Best Available Fully Flexible Rate applicable at time of booking and does not apply to any other previously discounted / special rate. Where available, a check-out time of 12.00pm may be requested. Reservations must be made via the internet ([www.millenniumhotels.com](http://www.millenniumhotels.com)), by e-mail to [central.res@millenniumhotels.co.nz](mailto:central.res@millenniumhotels.co.nz) or by telephone (0800 808 228 within New Zealand). The promo code MCKSHR must be used. Please present this card upon check-in. Card is valid until 30 September 2025 or when you cease to be a shareholder, whichever is the earlier.

# MCK INTERIM RESULTS

## FOR SIX MONTHS TO 30 JUNE 2024

New Zealand hotel owner and operator, Millennium & Copthorne Hotels New Zealand Limited (MCK), announced its unaudited results for the six months to 30 June 2024 on 7 August 2024 and reported revenue growth of 42% and an increase in net profit before tax of 88% compared to the same period last year.

As announced on 1 August 2024, MCK recognised a one-off non-cash deferred tax liability adjustment amounting to \$25.76m which arose from a change in tax legislation that came into effect this year and relates to the depreciation of buildings owned by MCK. The effect of the adjustment, which does not affect MCK's trading position or cash flow, meant that MCK recorded an after tax loss for the period of \$10.17 million.

MCK was able to show improving occupancy and profit in the Hotels business, despite a slowdown in demand for corporate travel and meetings. The first half of the financial year was the first time in five years where the hotels have been able to operate without the impact of pandemic restrictions, weather-related issues or large staffing shortages.

Outside of the hotel operations, MCK's majority owned property development subsidiary, CDL Investments New Zealand Limited (CDI), improved its contribution to group profit, recording a 32% increase on its 2023 profit before tax. CDI believes that the property markets have passed peak trough and are showing signs of recovery and are still targeting an improvement on their 2023 results by year end.

MCK Chairman Colin Sim, said the strong Hotels result was reflective of the hard work of the team and the successful execution of the Revive and Thrive strategy.

"Our team has worked hard to attract both international and domestic visitors, improve our hotel offer, and drive room profitability in a challenging trading environment. Despite economic headwinds and depressed demand in some regions as a result of reduced business and government demand, the good news is that tourism, particularly from overseas, continues to improve. We expect another strong result from our Hotels business in the 2024/25 high season, with CDI also expected to deliver a year on year improvement, as the number of sections sales increases over time."

Business highlights for the period include positive progress on the Hotels refurbishment programme, the inclusion of Sofitel Brisbane Central hotel in the Hotels portfolio, and the continued sell down of the Zenith apartments in Australia.

MCK's Managing Director, Stuart Harrison, said the performance of the Sofitel Brisbane Central hotel over the last six months had provided many learnings. "The hotel's trading metrics are positive. In the first quarter, the hotel saw growth in average daily rate and occupancy ahead of budget. A recent highlight for the hotel was hosting multiple teams over the NRL's Magic Round in May and the State of Origin final game in July which emphasised how popular the hotel is for sporting teams and spectators coming to Brisbane."

## RESULTS SNAPSHOT

SIX MONTHS TO 30 JUNE	1H24	1H23
Average hotel occupancy across the Group	69.0%	59.8%
Group revenue	\$85.32m	\$60.05m
Profit before income tax and non-controlling interests	\$21.53m	\$11.47m
Profit/(Loss) after tax and non-controlling interests	\$(11.75m)	\$6.18m
Profit after tax and non-controlling interests (excluding tax adjustment)	\$12.57m	\$6.18m
Earnings per share (cents per share)	-7.42 cps	3.90 cps
Earnings per share (adjusted for one-off tax adjustment)	7.94 cps	

Group revenue was \$85.32m (1H23: \$60.05m), with profit before tax and non-controlling interests of \$21.53m (1H23: \$11.47m). Group loss after tax and non-controlling interests of \$(11.75m) (1H23: \$6.18m) was impacted by a one-off noncash \$25.76m deferred tax liability adjustment as a result of a change in tax legislation. Excluding this adjustment and other one-off items, profit after tax was \$12.57m.

Earnings per share for the period was -7.42 cents per share (1H23: 3.9 cps). Net Tangible Assets per share as at 30 June 2024 was \$3.36 per share (Dec 2023: \$3.46 per share).

## OUTLOOK

The Hotels business now has good staffing levels and more room capacity following completion of certain refurbishment works. While some regions have seen a dampening in demand, other areas such as Queenstown remain extremely strong. Economic headwinds remain challenging and there are no major events, such as last year's FIFA Women's World Cup, planned for the winter period. These trends of dampened demand are expected to continue into the third quarter, but with a resurgence of activity from overseas visitors in quarter four.

CDL Investments 2024 sales performance is showing improvement and the company is also positioning itself for future diversification with its recent purchase of industrial-zoned land in Christchurch. MCK will see the benefits from both in the near to medium term.

Stuart Harrison commented: "One matter which is hampering our ability to optimise our future projections is the lack of any clear direction, new initiatives or funding announced by Government in relation to boosting tourism. With other countries actively competing for world-class events and receiving government funding to do so, there is a real risk of New Zealand missing out and creating a disadvantage which will take some years to fix. Our view is that such funding would be a wise investment and help the tourism and accommodation industries "get back on track" and secure their medium-term futures."

He continued: "Our team are highly focused on securing business across all market segments and in all regions for the remainder of the year and into 2025. We have set ourselves stretch targets for both revenue and profit for this year and we are determined to achieve these. Our half year profit before tax result highlights that we are making excellent progress on our strategy and laying the groundwork to truly Thrive from 2025 onwards", he said.



# REVIVE & THRIVE STRATEGY ON A PAGE

## GOAL

Be the preferred hotel choice for travellers in our region, grow our footprint and deliver value for our guests, our team and our shareholders.



## PEOPLE

Deliver memorable experiences for our guests

Build careers that our people love to talk about

## PRODUCT

Protect and expand our hotel presence in New Zealand and Australia

Invest in a portfolio of real estate or development projects – and manage our investment in CDL Investments



## PROFIT

Drive improving revenue and profit

Leverage our strong balance sheet to achieve growth

Deliver long term value to our shareholders

## SHORT TERM

- Identifying new opportunities
- Develop a sustainability strategy
- Continue our investment in refurbishments

## LONG TO MEDIUM TERM

- Growth of our hotel network in New Zealand and Australia
- Optimise hotel network and under-utilised land

# SAVE THE KIWI PARTNERSHIP



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

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

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

## MANAAKI Protect & Care

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**YEAR ONE**  
29,500 Meals Donated

Donations available in  
the *My*MILLENNIUM mall



# UNLOCK A WORLD OF REWARDS.



Explore with MyMillennium and  
be rewarded wherever you travel.

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

The more you stay, the better it gets

## SAVE

Member-exclusive  
rates & offers

## EARN

Double Points  
every 10 nights

## SHOP

Redeem Points in  
My Millennium Mall

## UPGRADE

Stay 10 nights for Prestige  
status & enhanced perks



EXTRAORDINARY  
EXPERIENCES AWAIT,  
JOIN FOR FREE

*My*MILLENNIUM



**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
**CONDENSED INTERIM INCOME STATEMENT**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2024**

DOLLARS IN THOUSANDS	NOTE	Unaudited 6 months to 30/06/24	Unaudited 6 months to 30/06/23
<b>Revenue</b>		<b>85,319</b>	<b>60,051</b>
Cost of sales		(38,485)	(28,780)
<b>Gross profit</b>		<b>46,834</b>	<b>31,271</b>
Administrative expenses		(14,649)	(12,981)
Other operating expenses		(12,374)	(9,564)
<b>Operating profit before finance income</b>		<b>19,811</b>	<b>8,726</b>
Finance income		2,837	3,785
Finance costs		(1,095)	(1,045)
<b>Net finance income</b>		<b>1,742</b>	<b>2,740</b>
Share of profit/(loss) of joint venture	9	(19)	-
<b>Profit before income tax</b>		<b>21,534</b>	<b>11,466</b>
Income tax expense	5	(5,948)	(3,085)
Income tax expense arising from change in building depreciation	5	(25,760)	-
<b>Profit/(loss) for the period</b>		<b>(10,174)</b>	<b>8,381</b>
<b>Profit/(loss) for the period attributable to:</b>			
Equity holders of the parent		(11,747)	6,177
Non-controlling interests		1,573	2,204
<b>Profit/(loss) for the period</b>		<b>(10,174)</b>	<b>8,381</b>
Basic earnings per share (cents)	4	-7.42c	3.90c
Diluted earnings per share (cents)	4	-7.42c	3.90c

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

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
**CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2024**

DOLLARS IN THOUSANDS	Note	Unaudited 6 months to 30/06/24	Unaudited 6 months to 30/06/23
<b>Profit/(loss) for the period</b>		(10,174)	8,381
<b>Items that are or may be reclassified to profit or loss</b>			
Foreign exchange translation movements		841	894
- Tax (expense)/credit on foreign exchange		-	(5)
		<u>841</u>	<u>889</u>
<b>Total comprehensive income/(loss) for the period</b>		<b>(9,333)</b>	<b>9,270</b>
<b>Total comprehensive income/(loss) for the period attributable to:</b>			
Equity holders of the parent		(10,906)	7,066
Non-controlling interests		1,573	2,204
<b>Total comprehensive income/(loss) for the period</b>		<b>(9,333)</b>	<b>9,270</b>
<b>DETAILS OF SPECIFIC RECEIPTS/OUTLAYS, REVENUE/EXPENSES</b>			
Classified under:			
Administrative expenses			
Audit fees		(195)	(176)
Other operating expenses			
Depreciation of property, plant & equipment		(3,581)	(3,444)
Depreciation of investment property		(275)	(511)
Depreciation of right-of-use assets		(447)	(411)
Leasing and rental expenses		(367)	(341)
Finance income			
Interest income		2,479	3,785
Finance costs			
Interest expense on lease liability		(951)	(895)
Foreign exchange loss		(73)	(144)

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

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
**CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2024 (UNAUDITED)**

	NOTE	Attributable to Equity Holders of the Group						Unaudited Total Equity
		Unaudited Share Capital	Unaudited Exchange Reserves	Unaudited Retained Earnings	Unaudited Treasury Stock	Unaudited Total	Unaudited Non-controlling Interests	
<b>DOLLARS IN THOUSANDS</b>								
<b>Balance at 1 January 2023</b>		383,266	(1,396)	149,175	(26)	531,019	111,682	642,701
Movement in exchange translation reserve		-	889	-	-	889	-	889
Income and expense recognised directly in equity		-	889	-	-	889	-	889
Profit for the period		-	-	6,177	-	6,177	2,204	8,381
Total comprehensive income for the period		-	889	6,177	-	7,066	2,204	9,270
<i>Transactions with owners, recorded directly in equity:</i>								
Dividends paid to:								
Equity holders of the parent	6	-	-	(4,747)	-	(4,747)	-	(4,747)
Non-controlling interests		-	-	-	-	-	(3,940)	(3,940)
Movement of non-controlling interests without a change in control		-	-	(374)	-	(374)	1,863	1,489
<b>Balance at 30 June 2023</b>		<b>383,266</b>	<b>(507)</b>	<b>150,231</b>	<b>(26)</b>	<b>532,964</b>	<b>111,809</b>	<b>644,773</b>
<b>Balance at 1 January 2024</b>		383,266	(980)	165,656	(26)	547,916	114,536	662,452
Movement in exchange translation reserve		-	841	-	-	841	-	841
Income and expense recognised directly in equity		-	841	-	-	841	-	841
Profit/(loss) for the period		-	-	(11,747)	-	(11,747)	1,573	(10,174)
Total comprehensive income for the period		-	841	(11,747)	-	(10,906)	1,573	(9,333)
<i>Transactions with owners, recorded directly in equity:</i>								
Dividends paid to:								
Equity holders of the parent	6	-	-	(4,747)	-	(4,747)	-	(4,747)
Non-controlling interests		-	-	-	-	-	(4,138)	(4,138)
Movement of non-controlling interests without a change in control		-	-	(242)	-	(242)	965	723
<b>Balance at 30 June 2024</b>		<b>383,266</b>	<b>(139)</b>	<b>148,920</b>	<b>(26)</b>	<b>532,021</b>	<b>112,936</b>	<b>644,957</b>

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

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
**CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2024**

DOLLARS IN THOUSANDS	NOTE	Unaudited as at 30/06/24	Audited as at 31/12/23
<b>SHAREHOLDERS' EQUITY</b>			
Issued capital	3	383,266	383,266
Reserves		148,781	164,676
Treasury stock	3	(26)	(26)
Non-controlling interests		112,936	114,536
<b>Total equity</b>		<b>644,957</b>	<b>662,452</b>
<b>Represented by:</b>			
<b>NON CURRENT ASSETS</b>			
Property, plant and equipment		266,742	263,051
Development properties		235,816	217,221
Investment properties		35,646	35,834
Investment in associates		2	2
Investment in joint venture		44,338	43,943
<b>Total non-current assets</b>		<b>582,544</b>	<b>560,051</b>
<b>CURRENT ASSETS</b>			
Cash and cash equivalents		35,387	11,256
Short term bank deposits		26,782	64,075
Trade and other receivables		15,422	20,391
Advance to related parties	7	63,495	62,516
Inventories		1,689	1,640
Development properties		13,203	26,861
<b>Total current assets</b>		<b>155,978</b>	<b>186,739</b>
<b>Total assets</b>		<b>738,522</b>	<b>746,790</b>
<b>NON CURRENT LIABILITIES</b>			
Lease liabilities		26,988	27,111
Provision for deferred taxation		32,609	7,001
<b>Total non-current liabilities</b>		<b>59,597</b>	<b>34,112</b>
<b>CURRENT LIABILITIES</b>			
Interest-bearing loans and borrowings		-	11,968
Trade and other payables		29,551	32,348
Trade payables due to related parties	7	2,804	2,318
Lease liabilities		251	215
Income tax payable		1,362	3,377
<b>Total current liabilities</b>		<b>33,968</b>	<b>50,226</b>
<b>Total liabilities</b>		<b>93,565</b>	<b>84,338</b>
<b>Net assets</b>		<b>644,957</b>	<b>662,452</b>

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

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
**CONDENSED INTERIM STATEMENT OF CASH FLOWS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2024**

DOLLARS IN THOUSANDS	NOTE	Unaudited 6 months to 30/06/24	Unaudited 6 months to 30/06/23
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Cash was provided from:</b>			
Receipts from customers		89,888	52,108
Interest received		2,269	3,673
		<u>92,157</u>	<u>55,781</u>
<b>Cash was applied to:</b>			
Payments to suppliers and employees		(62,039)	(44,449)
Purchase of development land		(6,620)	-
Interest paid		(95)	-
Income tax paid		(8,137)	(7,083)
		<u>(76,891)</u>	<u>(51,532)</u>
<b>Net cash inflow from operating activities</b>		<b>15,266</b>	<b>4,249</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
<b>Cash was provided from/(applied to):</b>			
Purchase of property, plant and equipment		(7,680)	(5,051)
Purchase of investment property		(87)	(286)
Proceed from the sale of property, plant and equipment		-	(3)
(Investments in)/withdrawals from short term bank deposits		37,293	5,849
		<u>29,526</u>	<u>509</u>
<b>Net cash inflow/(outflow) from investing activities</b>		<b>29,526</b>	<b>509</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
<b>Cash was provided from/(applied to):</b>			
Repayment of borrowings		(11,968)	-
Principal repayment of lease liability		(1,086)	(1,082)
Dividends paid to shareholders of Millennium & Copthorne Hotels New Zealand Ltd	6	(4,747)	(4,747)
Dividends paid to non-controlling interests		(4,138)	(3,940)
		<u>(21,939)</u>	<u>(9,769)</u>
<b>Net cash outflow from financing activities</b>		<b>(21,939)</b>	<b>(9,769)</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>		<b>22,853</b>	<b>(5,011)</b>
Add opening cash and cash equivalents		11,256	61,387
Exchange rate adjustment		1,278	1,960
<b>Closing cash and cash equivalents</b>		<b>35,387</b>	<b>58,336</b>

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

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
**CONDENSED INTERIM STATEMENT OF CASH FLOWS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2024**

DOLLARS IN THOUSANDS	NOTE	Unaudited 6 months to 30/06/24	Unaudited 6 months to 30/06/23
<b>Reconciliation of net profit/(loss) for the period to cash flows from operating activities</b>			
Profit/(loss) for the period		(10,174)	8,381
<b>Adjusted for non cash items:</b>			
Share of loss/(profit) joint venture	9	19	-
(Gain)/loss on sale of fixed assets		9	3
Foreign exchange (gain)/loss		(285)	144
Depreciation of property, plant & equipment		3,581	3,444
Depreciation of right-of-use assets		447	411
Depreciation of investment property		275	511
Income tax expense/(credit)		31,708	3,085
<b>Adjustments for movements in working capital:</b>			
Decrease/(increase) in receivables		4,359	(8,055)
Decrease in inventories		(49)	35
(Increase)/decrease in development properties		(4,787)	1,952
Increase/(decrease) in payables		(1,722)	1,262
Increase/(decrease) in related parties		117	159
<b>Cash generated from operations</b>		<b>23,498</b>	<b>11,332</b>
Interest paid		(95)	-
Income tax paid		(8,137)	(7,083)
<b>Net cash inflow from operating activities</b>		<b>15,266</b>	<b>4,249</b>
<b>Reconciliation of movement of liabilities to cash flows arising from financing activities</b>			
<b>As at 1 January</b>		11,968	-
Proceeds from borrowings		-	-
Repayment of borrowings		(11,968)	-
Financing cash flows		<b>(11,968)</b>	-
<b>As at 30 June</b>		-	-

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

# MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES

## NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

### FOR THE SIX MONTHS ENDED 30 JUNE 2024 (UNAUDITED)

#### 1. Significant accounting policies

Millennium & Copthorne Hotels New Zealand Limited is a company domiciled in New Zealand, registered under the Companies Act 1993 and listed on the New Zealand Stock Exchange. Millennium & Copthorne Hotels New Zealand Limited (the "Company") is a Financial Markets Conduct Reporting Entity in terms of Financial Markets Conduct Act 2013 and the Financial Reporting Act 2013. The condensed interim financial statements of the Company for the six months ended 30 June 2024 comprise the Company and its subsidiaries (together referred to as the "Group"). The registered office is located at level 7, 23 Customs Street East, Auckland, New Zealand.

The principal activities of the Group are ownership and operation of hotels in New Zealand; residential development and sale of land in New Zealand; ownership and leasing of investment properties in New Zealand and development and sale of residential units in Australia.

The condensed interim financial statements were authorised for issuance on 07 August 2024.

##### (a) Statement of compliance

The condensed interim financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice (NZ GAAP). They comply with NZ IAS 34 *Interim Financial Reporting*. The condensed interim financial statements do not include all of the information required for full annual financial statements.

The accounting policies and methods of computation applied by the Group in these condensed interim financial statements are the same as those applied by the Group in its financial statements for the year ended 31 December 2023.

#### 2. Segment reporting

Segment information is presented in the condensed interim financial statements in respect of the Group's reporting segments. Operating segments are the primary basis of segment reporting. The Group has determined that its chief operating decision maker is the Board of Directors on the basis that it is this group which determines the allocation of resources to segments and assesses their performance.

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

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

##### Operating segments

The Group consisted of the following main operating segments:

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

##### Geographical segments

The Group operates in the following main geographic segments:

- New Zealand
- Australia

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

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2024 (UNAUDITED)**

**2. Segment reporting - continued**

**(a) Operating Segments**

<i>Dollars in thousands</i>	Hotel Operations		Residential Land Development		Investment Property		Residential Property Development		Group	
	6 months		6 months		6 months		6 months		6 months	
	to 30/06/24	to 30/06/23	to 30/06/24	to 30/06/23	to 30/06/24	to 30/06/23	to 30/06/24	to 30/06/23	to 30/06/24	to 30/06/23
External revenue	55,901	47,452	15,310	10,749	1,305	1,219	12,803	631	85,319	60,051
Earnings before interest, depreciation, amortisation & tax	10,913	7,702	6,866	4,600	1,296	1,199	5,039	(409)	24,114	13,092
Finance income	760	1,195	1,350	1,713	-	-	727	877	2,837	3,785
Finance expense	(1,088)	(1,038)	(6)	(6)	-	-	(1)	(1)	(1,095)	(1,045)
Depreciation and amortisation	(3,574)	(3,438)	(4)	(3)	(275)	(511)	(3)	(3)	(3,856)	(3,955)
Depreciation of right-of-use assets	(422)	(392)	(20)	(14)	-	-	(5)	(5)	(447)	(411)
Share of profit/(loss) of joint venture	(19)	-	-	-	-	-	-	-	(19)	-
Profit before income tax	6,570	4,029	8,186	6,290	1,021	688	5,757	459	21,534	11,466
Income tax expense	(23,516)	(992)	(2,265)	(1,761)	(4,199)	(193)	(1,728)	(139)	(31,708)	(3,085)
Profit/(loss) after income tax	(16,946)	3,037	5,921	4,529	(3,178)	495	4,029	320	(10,174)	8,381
Property, plant and equipment expenditure	7,727	7,470	-	6	-	-	-	13	7,727	7,489
Investment property expenditure	-	-	-	-	87	285	-	-	87	285
Residential land development expenditure	-	-	11,626	2,420	-	-	-	-	11,626	2,420
Purchase of land for residential land development	-	-	6,620	-	-	-	-	-	6,620	-
	<b>As at</b>		<b>As at</b>		<b>As at</b>		<b>As at</b>		<b>As at</b>	
	<b>30/06/24</b>	<b>31/12/23</b>	<b>30/06/24</b>	<b>31/12/23</b>	<b>30/06/24</b>	<b>31/12/23</b>	<b>30/06/24</b>	<b>31/12/23</b>	<b>30/06/24</b>	<b>31/12/23</b>
Cash & cash equivalents and short term bank deposits	18,467	16,982	35,853	52,159	-	-	7,849	6,190	62,169	75,331
Investment in associates	-	-	2	2	-	-	-	-	2	2
Investment in joint venture	44,338	43,943	-	-	-	-	-	-	44,338	43,943
Other segment assets	320,048	339,925	241,752	231,231	35,646	35,834	34,567	20,524	632,013	627,514
Total assets	382,853	400,850	277,607	283,392	35,646	35,834	42,416	26,714	738,522	746,790
Segment liabilities	(56,050)	(68,516)	(2,148)	(4,053)	-	-	(1,396)	(1,391)	(59,594)	(73,960)
Tax liabilities	(27,756)	(7,393)	(180)	(1,449)	(3,913)	-	(2,122)	(1,536)	(33,971)	(10,378)
Total liabilities	(83,806)	(75,909)	(2,328)	(5,502)	(3,913)	-	(3,518)	(2,927)	(93,565)	(84,338)



**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
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**2. Segment reporting - continued**

**(b) Geographic Segments**

<i>Dollars in thousands</i>	New Zealand		Australia		Group	
	6 months		6 months		6 months	
	to 30/06/24	to 30/06/23	to 30/06/24	to 30/06/23	to 30/06/24	to 30/06/23
External revenue	72,516	59,420	12,803	631	85,319	60,051
Earnings before interest, depreciation, amortisation & tax	19,084	13,510	5,030	(418)	24,114	13,092
Finance income	2,110	2,908	727	877	2,837	3,785
Finance expense	(1,094)	(1,044)	(1)	(1)	(1,095)	(1,045)
Depreciation and amortisation	(3,853)	(3,952)	(3)	(3)	(3,856)	(3,955)
Depreciation of right-of-use asset	(442)	(406)	(5)	(5)	(447)	(411)
Share of profit/(loss) of joint venture	-	-	(19)	-	(19)	-
Profit before income tax	15,805	11,016	5,729	450	21,534	11,466
Income tax expense	(29,983)	(2,949)	(1,725)	(136)	(31,708)	(3,085)
Profit/(loss) after income tax	(14,178)	8,067	4,004	314	(10,174)	8,381
Property, plant and equipment expenditure	7,727	7,476	-	13	7,727	7,489
Investment property expenditure	87	285	-	-	87	285
Residential land development expenditure	11,626	2,420	-	-	11,626	2,420
Purchase of land for residential land development	6,620	-	-	-	6,620	-
	<b>As at</b>		<b>As at</b>		<b>As at</b>	
	<b>30/06/24</b>	<b>31/12/23</b>	<b>30/06/24</b>	<b>31/12/23</b>	<b>30/06/24</b>	<b>31/12/23</b>
Cash & cash equivalents and short term bank deposits	54,320	69,141	7,849	6,190	62,169	75,331
Investment in associates	2	2	-	-	2	2
Investment in joint venture	-	-	44,338	43,943	44,338	43,943
Investment property	35,646	35,834	-	-	35,646	35,834
Other segment assets	517,462	508,895	78,905	82,785	596,367	591,680
Total assets	607,430	613,872	131,092	132,918	738,522	746,790
Segment liabilities	(58,198)	(72,569)	(1,396)	(1,391)	(59,594)	(73,960)
Tax liabilities	(31,849)	(8,842)	(2,122)	(1,536)	(33,971)	(10,378)
Total liabilities	(90,047)	(81,411)	(3,518)	(2,927)	(93,565)	(84,338)

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**3. Share capital**

	Ordinary shares		Redeemable preference shares	
	Shares	\$ 000s	Shares	\$ 000s
<b>Total shares issued – fully paid</b>				
Balance at 30 June 2023	105,578,290	350,048	52,739,543	33,218
Balance at 30 June 2024	105,578,290	350,048	52,739,543	33,218
<b>Ordinary shares repurchased and held as treasury stock</b>				
Balance at 30 June 2023	(99,547)	(26)	-	-
Balance at 30 June 2024	(99,547)	(26)	-	-
<b>Shares issued – fully paid</b>				
Balance at 30 June 2023	105,478,743	350,022	52,739,543	33,218
Balance at 30 June 2024	105,478,743	350,022	52,739,543	33,218

At 30 June 2024, the authorised share capital consisted of 105,578,290 ordinary shares (2023: 105,578,290 ordinary shares) with no par value and 52,739,543 redeemable preference shares (2023: 52,739,543) with no par value.

**4. Earnings per share**

The basic earnings per share of -7.42 cents (30 June 2023: 3.90 cents) is based on the profit/(loss) attributable to ordinary shareholders of -\$11.7 million (30 June 2023: \$6.18 million) and weighted average number of ordinary shares and redeemable preference shares outstanding during the period ended 30 June 2024 of 158,218,286 (30 June 2023: 158,218,286).

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

The calculation of diluted earnings per share of -7.42 cents (30 June 2023: 3.90 cents) is the same as basic earnings per share.

**5. Income tax expense**

**Recognised in the income statement**

*Dollars In Thousands*

	Group	
	Six months to 30/06/24	Six months to 30/06/23
<b>Current tax expense</b>		
Current year	6,132	3,186
Adjustments for prior years	(27)	-
	6,106	3,186
<b>Deferred tax expense</b>		
Origination and reversal of temporary difference	(158)	(101)
Changes in treatment of building depreciation	25,760	-
	25,602	(101)
<b>Total income tax expense in the income statement</b>	<b>31,708</b>	<b>3,085</b>

**MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED AND SUBSIDIARIES**  
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**5. Income tax expense - continued**

**Reconciliation of tax expense**

<i>Dollars In Thousands</i>	<b>Group</b>	
	<b>Six months to 30/06/24</b>	<b>Six months to 30/06/23</b>
Profit before income tax	21,534	11,466
Income tax at the company tax rate of 28% (2023: 28%)	6,030	3,211
Adjusted for:		
Tax rate difference (if different from 28% above)	114	10
Non-deductible expenses	1	-
Tax exempt income	(170)	(135)
Changes in treatment of building depreciation	25,760	-
Under/(over) - provided in prior years	(27)	-
<b>Total income tax expense</b>	<b>31,708</b>	<b>3,085</b>
Effective tax rate	(147%)	27%

**Impact of change in tax depreciation**

Before 2010, all components of commercial buildings were depreciable for tax purposes. On 28 March 2024, the Taxation (Annual Rates for 2023-24, Multinational Tax, and Remedial Matters) legislation was enacted, encompassing a range of changes to tax legislation including the removal of the tax deduction for depreciation on building core of commercial buildings.

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

**6. Dividends**

The following dividends were paid during the interim periods:

<i>Dollars In Thousands</i>	<b>Group</b>	
	<b>Six months to 30/06/24</b>	<b>Six months to 30/06/23</b>
Ordinary dividend: 3.0 cents per qualifying share (2023: 3.0 cents)	4,747	4,747
Supplementary dividend: 0.529412 cents per qualifying share (2023: 0.529412 cents)	94	98
	<b>4,841</b>	<b>4,845</b>

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**7. Related party transactions**

Millennium & Copthorne Hotels New Zealand Limited is a 75.78% (2023: 75.78%) (economic interests from both ordinary and preference shares) owned subsidiary of CDL Hotels Holdings New Zealand Limited which is a wholly owned subsidiary of Millennium & Copthorne Hotels Ltd in the United Kingdom. The ultimate parent company is Hong Leong Investment Holdings Pte Limited in Singapore.

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

<i>Dollars In Thousands</i>	<b>Nature of balance</b>	<b>Group</b>	
		<b>6 months to 30/06/24</b>	<b>6 months to 30/06/23</b>
<b>Trade payables and receivables due to related parties</b>			
Millennium & Copthorne Hotels Limited	Recharge of expenses	(1,637)	(2,096)
Millennium & Copthorne International Limited	Recharge of expenses & provision of management and	-	-
		-	(102)
Marquee Hotel Holdings Pty Ltd	Interest bearing advance	19,265	-
Marquee Hotel Holdings Pty Ltd	Interest free advance	43,539	-
Marquee Hotel Holdings Pty Ltd	Interest receivable	661	-
CDL Hotels Holdings New Zealand Limited	Recharge of expenses	30	(51)
CDLH (BVI) One Limited	Recharge of expenses	(938)	-
CDLH (BVI) One Limited	Rent payment	(229)	(158)
		<b>60,691</b>	<b>(2,407)</b>

No debts with related parties were written off or forgiven during the year. Interest at 6.43% was charged on interest bearing advance during 2024. No interest was charged for the other payables or on the interest free advance. The related party advances to Marquee Hotel Holdings Pty Ltd are unsecured.

During 2024, the Group had the following transactions with related parties:

<i>Dollars In Thousands</i>	<b>Nature of balance</b>	<b>Group</b>	
		<b>6 months to 30/06/24</b>	<b>6 months to 30/06/23</b>
Marquee Hotel Holdings Pty Ltd	Interest receivable	613	-
CDLHT (BVI) One Ltd	Management, franchise and incentive income	478	646
M&C Reservation Services Ltd (UK)	Management and marketing support	(590)	(137)
CDL Hotels Holdings New Zealand Limited	Accounting support fee received	30	30

**8. Capital commitments**

As at 30 June 2024, the Group has entered into contractual commitments for capital expenditure and development expenditure.

<i>Dollars In Thousands</i>	<b>Group</b>	
	<b>30/06/24</b>	<b>30/06/23</b>
Capital expenditure on property, plant and equipment	4,144	2,072
Development expenditure	10,542	21,471
Capital expenditure on investment properties	11	60
Land purchases	17,100	20,407
	<b>31,797</b>	<b>44,010</b>

As at 30 June 2024, the Group had entered into contractual commitments for development expenditure, and construction of investment properties. 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 the remainder of 2024 in accordance with the Group's development programme.

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**9. Investment in joint venture**

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

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

The Group's share of loss in its joint venture for the period ended 30 June 2024 was \$19,016.

	<b>Principal Activity</b>	<b>Principal Place of Business</b>	<b>Group interest% 2024</b>
Marquee Hotel Holdings Pty Limited	Investment Holding	Australia	50.00
100% owned subsidiaries of Marquee Hotel Holdings Pty Limited are:			
Marquee Brisbane Hotel Pty Limited	Trustee Company of Marquee Brisbane Hotel Trust	Australia	
Marquee Brisbane Hotel Trust	Lessee of leasehold assets expiring 30 December 2057	Australia	
Marquee Brisbane Hotel 2 Pty Limited	Trustee Company of Marquee Brisbane Hotel 2 Trust	Australia	
Marquee Brisbane Hotel 2 Trust	Lessee of leasehold assets expiring 24 May 2120	Australia	
Marquee Hotel Operations Pty Limited	Trustee Company of Marquee Hotel Operations Pty Trust	Australia	
Marquee Hotel Operations Pty Trust	Hotel Assets and Operations	Australia	

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**9. Investment in joint venture (continued)**

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

Dollars In Thousands	<b>Group</b>	<b>Group</b>
	<b>As at 30/06/24</b>	<b>As at 31/12/23</b>
Non-current assets	201,809	202,650
Current assets	22,851	27,477
Non-current liabilities	-	-
Current liabilities	(135,985)	(142,241)
Net assets (100%)	88,675	87,886
Group's share (50%)	44,338	43,943

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

	<b>Group</b>
	<b>6 months to 30/06/24</b>
Revenue	23,261
Operating profit/(loss)	854
Interest income	317
Interest expense	(1,225)
Income tax expense	16
Profit for the year (100%)	(38)
Group's share of profit (50%)	19

Movements in the carrying value of joint venture:

	<b>Group</b>
	<b>As at 30/06/24</b>
Balance at 1 January	43,943
Share of profit for the year	(19)
Foreign exchange adjustments	414
Balance at 30 June	44,338

# 18 HOTELS NATIONWIDE



GRAND  
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PREMIUM

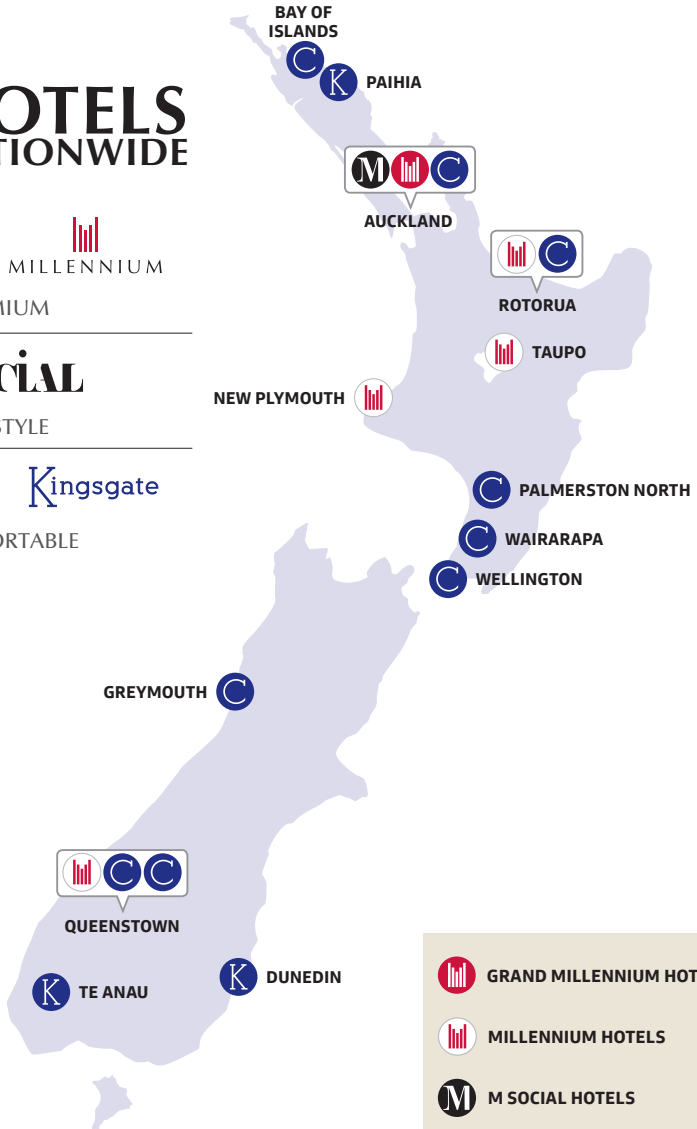
M SOCIAL

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Copthorne

Kingsgate


COMFORTABLE





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M SOCIAL HOTELS



COPTHORNE HOTELS



KINGSGATE HOTELS



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