CDL INVESTMENTS
NEW ZEALAND LIMITED

ANNUAL REPORT 2017

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The Directors of CDL Investments New Zealand Limited are pleased to present the Annual Report of the Company for the year ended 31 December 2017.

Signed for and on behalf of the Board of Directors:

Colin Sim
Chairman

28 March 2018

BK Chiu
Managing Director

28 March 2018

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DIRECTORS' REVIEW

FINANCIAL PERFORMANCE

CDL Investments New Zealand Limited ("CDLI") is pleased to report a profit after tax of $32.2 million for the year ended 31 December 2017, an increase of 19.0% from the previous year (2016: $27.0 million). This result is the eighth consecutive year of profit growth for the company.

Profit before tax also increased to $44.7 million (2016: $37.5 million). Property sales & other income totalled $78.7 million (2016: $74.5 million).

Shareholders' funds as at 31 December 2017 increased to $186.1 million (2016: $161.8 million) and the company's total assets stood at $191.7 million (2016: $168.3 million). The net tangible asset per share (at book value) was 67.1 cents (2016: 58.4 cents).

DIVIDEND ANNOUNCEMENT

Reflecting the record result, CDLI has resolved to increase its fully imputed ordinary dividend to 3.5 cents per share (2016: 3.0 cents per share), payable on 18 May 2018. The record date will be 4 May 2018. The Dividend Reinvestment Plan will apply to this dividend

LAND PORTFOLIO

At 31 December 2017, the independent market value of CDLI's land holdings was $276.3 million (2016: $297.0 million). CDLI's accounting policies require the company to carry the value of its land portfolio at the lower of cost or net realisable value and at 31 December 2017, the land portfolio at cost was $124.7 million (2016: $117.8 million).

SUMMARY AND OUTLOOK

The New Zealand housing stock and new housing supply remains short of demand. This can explain why while housing sales have eased, pricing has only evened out. The Reserve Bank's LVR restrictions and the availability of finance have both had an effect on the New Zealand housing market. That said, although not as strong as in 2016, demand for CDLI housing sections remained steady in 2017.

The Overseas Investment Amendment Bill proposed by the Government last December is expected to have some but minimal impact on CDLI's business model of acquiring land for residential development. The proposed new Government measures classifying residential housing land as "sensitive land" is a demand-side measure and aimed "not to impede the broader objective of increasing the supply of residential housing". As a development company in housing sections, CDLI has consistently demonstrated its "financial commitment, business experience and acumen and good character" with its commitment to increasing the supply of sections for residential housing.

The Overseas Investment Amendment Bill in its current form may however have unintended consequences. These include the number of consent applications and time required to process them. Both measures are expected to increase with significant delays and costs to the housing industry.

CDLI will continue to drive sales activity of its existing housing sections in 2018 with the aim of delivering another year of growth in 2018. The Board and management will also continue to progress consents and future development approvals for projects in the pipeline as well as continue to seek to acquire additional land for future development.

MANAGEMENT AND STAFF

On behalf of the Board I sincerely thank the company's management and staff for their hard work during 2017 to deliver these excellent results.

Colin Sim

Chairman

8 February 2018

BOARD OF DIRECTORS

COLIN SIM

(Chairman & Non-Executive Director)

Mr Sim is the executive chairman of the East Quarter Group of companies (East Quarter Hurstville, EQ Projects and EQ Constructions) (EQ) in Australia. EQ is currently involved in the development and construction of residential units across New South Wales. Mr Sim is also an executive director of Waterbrook Lifestyle Resorts (Waterbrook); an award-winning creator, developer and operator or luxury resort lifestyles for retirees. Mr Sim has strong analytical skills and extensive experience in construction and property development/investment in Australia. He studied Mechanical Engineering in London and has lived in Sydney, Australia for the last 40 years. Mr Sim was appointed to the Board from 14 July 2017.

B K CHIU

(Managing Director / Member of the Audit Committee)

Mr Chiu is also the Managing Director of Millennium & Copthorne New Zealand Limited. Prior to joining the company, Mr. Chiu was Regional Vice - President and Managing Director, Asia of Merisant Company. He holds a Masters degree in agricultural economics and marketing from Massey University, Palmerston North.

KIAN SENG TAN

(Non-Executive Director)

Mr Tan is the Interim Group CEO of Millennium & Copthorne Hotels plc. Mr Tan's management background includes over 30 years of senior executive level experience managing SGX-listed businesses and US multinational corporations. His diverse experience incorporates operations, financial management, legal and investor relations, purchasing, business development, human resources, and information technology functions. He started his career as an accountant in the U.K. and audit manager in Malaysia with the audit firms currently known as Deloitte and PricewaterhouseCoopers respectively. Mr Tan is an associate of the Institute of Chartered Accountants in England and Wales.

VINCENT YEO

(Non-Executive Director)

Mr. Yeo is Chief Executive Officer and Executive Director of M&C REIT Management Limited. From 1993 to 1998, he was Managing Director of CDL Hotels New Zealand Limited (now Millennium & Copthorne Hotels New Zealand Limited) and CDL Investments New Zealand Limited. He previously also served as an Executive Director of Millennium & Copthorne Hotels plc in London and President, Millennium & Copthorne Hotels Asia Pacific Region.

ROY AUSTIN

(Independent Non-Executive Director / Chairman of the Audit Committee)

Mr. Austin has been a principal at Northington Partners, a private investment bank and is currently a Consultant to that firm. He has extensive investment banking experience across a wide range of industries covering mergers, acquisitions, divestments, capital raising and IP commercialisation. His practical experience also includes participation in local and international manufacturing, marketing and European and New Zealand based private equity funds. In 2017 he was awarded a Companion of the New Zealand Order of Merit. He is a Chartered Accountant and a member of the New Zealand Institute of Directors and CAANZ (Chartered Accountants Australia & New Zealand).

JOHN HENDERSON

(Independent Non-Executive Director / Member of the Audit Committee)

Mr. Henderson is currently the Managing Director of John Henderson Resources Limited, a Director of Bright Ventures Limited and Independent Director of Te Hoiere Asset Holding Company Limited. In 2015, he was appointed by NZ Department of Conservation to the Waipu Cove Reserve Board and was elected Board Chair. Previously, Mr. Henderson had a 28 year career with the Starwood Hotels and Resorts Group holding various senior corporate management positions across Asia Pacific, Europe, and North America.

CORPORATE GOVERNANCE

CDL Investments New Zealand Limited is committed to maintaining high standards of corporate governance in line with best practice. As an NZX Main Board listed company, we have adopted corporate governance practices prescribed in the NZX Corporate Governance Code 2017 ('NZX Code') in the NZX Main Board and Debt Market Listing Rules (the Listing Rules), except where specifically noted otherwise below, and have had regard to the Corporate Governance Principles and Guidelines from the Financial Markets Authority.

ROLE AND FUNCTION OF THE BOARD OF DIRECTORS:

(NZX Code Principles 2 & 6)

The Board is responsible for the control of the activities and the governance of the Company. Its responsibilities extend to controlling the Company's risk management, developing and implementing the strategic direction of the Company, overseeing health and safety, monitoring the performance of its management and reporting to shareholders. It also approves the Company's budgets, business plans and financial statements as well as significant transactions. The Board does not have a formal written charter but one is presently under review.

ATTENDANCES OF DIRECTORS

DIRECTOR	MEETINGS ATTENDED
C Sim (Chair)*	1/1
HR Wong**	2/2
KS Tan*	2/2
BK Chiu (Managing Director)	3/3
ATS Lee**	0/1
VWE Yeo	3/3
RJ Austin	3/3
J Henderson	3/3

**Mr Tan and Mr Sim were appointed to the Board on 1 March 2017 and 14 July 2017 respectively.*

***Mr Lee and Mr Wong retired from the Board on 28 February 2017 and 30 June 2017 respectively.*

Directors meet regularly during the year, usually every quarter. Additional board meetings are convened when required. Prior to each meeting, board papers are circulated to enable informed and full deliberation at the meeting.

The Board delegates certain powers to committees of the Board and day-to-day management to the Managing Director.

The Board has a statutory obligation to reserve to itself responsibility for certain matters, such as the payment of distributions and the issue of shares. It also reserves responsibility for significant matters and the incurring of significant obligations. In addition, under the Companies Act 1993 and the Listing Rules, the Company is required to seek the approval of its shareholders prior to entering into certain types of transactions.

CORPORATE GOVERNANCE - CONTINUED

BOARD COMPOSITION

Aa at 31 December 2017 the Board consists of six members being Messrs C Sim (Chairman), BK Chiu (Managing Director), KS Tan, VWE Yeo, RJ Austin and J Henderson. The Company's constitution and the Listing Rules set a minimum number of three directors with a requirement that at least two be ordinarily resident in New Zealand.

The Board does not impose a restriction on the tenure of any Director as it considers that such a restriction may lead to the loss of experience and expertise from the Board.

In line with the Listing Rules the Company is required to have at least two Independent Directors (as defined therein). The Board has determined that Messrs Sim, Henderson and Austin are Independent Directors as the Board has determined that neither of them has a Disqualifying Relationship (as that term is defined in the Listing Rules). Messrs Tan, Chiu, Lee and Yeo are not considered by the Board to be Independent Directors.

BOARD COMMITTEES

The Board has an audit Committee, a Continuous Disclosure Committee, and may constitute other ad-hoc committees from time to time.

AUDIT COMMITTEE

(NZX Code Principle 3)

The Company is required to establish and maintain an Audit Committee pursuant to Rule 3.6 of the Listing Rules. The Audit Committee's responsibilities include monitoring accounting policies and financial reporting, internal controls, risk management and corporate governance. The Audit Committee is also responsible for engaging the Company's external auditors and is responsible for monitoring the independence of the external auditors.

During 2017 the members of this Committee were Messrs Austin (Chairman), Henderson and Chiu. As Mr Chiu is MCK's Managing Director, MCK does not comply with the requirement under the NZX Code which states that the Audit Committee should comprise solely of non-executive directors of the company.

The Audit Committee met twice during 2017.

The Audit Committee has a written charter outlining its role and responsibilities.

ATTENDANCE AT AUDIT COMMITTEE

DIRECTOR	MEETINGS ATTENDED
RJ Austin (Chair)	2/2
BK Chiu	2/2
J Henderson	2/2

NOMINATION COMMITTEE

(NZX Code Principles 2 & 3)

The Board does not have a Nominations Committee as the whole Board is involved in the selection and appointment process for any new Directors. The Board reviews the composition of its members from time to time to ensure that it has Directors with appropriate experience and skills.

REMUNERATION COMMITTEE

(NZX Code Principles 3 & 5)

The Board does not have a Remuneration Committee as it considers the current level of remuneration for the Board sufficient to meet its requirements. The Board last recommended to shareholders an increase in the total amount available for Directors fees in 1996.

The remuneration of the Managing Director and senior management is reviewed annually by the Board. The Group promotes a performance-based approach to remuneration and remuneration review is linked to and carried out after performance reviews. The level of executive remuneration is disclosed in this Annual Report.

CONTINUOUS DISCLOSURE COMMITTEE

(NZX Code Principle 4)

The Company is committed to its obligations to inform shareholders and market participants of all material information that might affect the price of its listed securities in accordance with the Listing Rules and the Financial Markets Conduct Act 2013.

The Board has adopted a continuous disclosure policy (the **Policy)** which applies to the Company and its subsidiary ("Group"), and all their respective directors and employees. The Board has appointed the Chairman, the Chairman of the Audit Committee, the Managing Director, the Group Company Secretary and the Vice President Finance to act as the Company's continuous disclosure committee (the **Disclosure Committee**). A quorum of the Disclosure Committee shall consist of no less than three (3) of these persons.

The Disclosure Committee is responsible for:

- Determining what information amounts to material information and must be disclosed;
- Determining the timing of disclosure of any information in accordance with the Policy;
- Approving the content of any disclosure to NZX (including matters not directly covered by the Policy);
- Ensuring that all employees and directors within the Group whom the Committee considers appropriate receive a copy of the Policy and appropriate training with respect to it;
- Developing mechanisms designed to identify potential material information (e.g. agenda item on management meetings); and
- Liaising with legal advisers in respect of the Company's compliance with its continuous disclosure obligations.

CORPORATE GOVERNANCE - CONTINUED

The key points of the continuous disclosure policy are:

- No person may release material information concerning the Company to any person who is not authorised to receive it without the approval of the Disclosure Committee.
- The Board will consider at each Board meeting whether there is any information that may require disclosure in accordance with the Policy, and will note any disclosures made subsequent to the prior meeting. Any employee or director of the Company must inform a member of the Disclosure Committee as soon as practicable after that person becomes aware of any material information.
- The Policy includes a list of incidents which should be disclosed to a member of the Disclosure Committee. The Disclosure Committee must confer, decide whether disclosure is required, and coordinate disclosure of any material information in a form specified by the Listing Rules as soon as practicable after it becomes aware of the existence of material information, unless it determines:

a) a reasonable person would not expect the information to be disclosed; and

b) the information is confidential and its confidentiality is maintained; and

c) one or more of the following applies:

   i) it would breach the law to disclose the information; or

   ii) the information concerns an incomplete proposal or negotiation; or

   iii) the information comprises matters of supposition or is insufficiently definite to warrant disclosure; or

   iv) the information is generated for internal management purposes of the Company or its subsidiary; or

   v) the information is a trade secret.

The Disclosure Committee will ensure that all Board members, not already aware of the information, are promptly provided with it.

- The Disclosure Committee is responsible for the Company's obligations under the Listing Rules to release material information to NZX to the extent necessary to prevent development or subsistence of a market for its listed securities which is materially influenced by false or misleading information emanating from the issuer or any associated person of the issuer; or other persons in circumstances in each case which would give such information substantial credibility.
- All employees of the Company, as soon as practicable after becoming aware of a rumour or speculation that is "generally available to the market" must disclose the existence of that rumour or speculation to a member of the Disclosure Committee.
- The Disclosure Committee is also responsible for co-ordinating the Company's responses to leaks and inadvertent disclosures. Even in the event that leaked or inadvertently disclosed information is not price sensitive, the Disclosure Committee should consider whether the information should be released to NZX via its market announcement platform in order to provide investors with equal access.
- All external communications by the Company must comply with this Policy, any media policy and the Company's rules with respect to confidential information. No material information is to be disclosed to such persons before it is released to NZX.
- Slides and presentations used in briefings should be released to NZX for immediate release to the market.
- The Company requires all of its Directors and employees to comply with the Policy. The Disclosure Committee is responsible for ensuring that the Policy is complied with and for investigating any breach of the Policy. A deliberate or reckless breach of the Policy may result in the summary dismissal of the employee who deliberately or recklessly breaches the Policy, and a breach of the Policy or any relevant law may also attract civil or criminal legal penalties.

EXTERNAL AUDITORS

(NZX Code Principle 7)

The Company's policy in relation to auditor independence covers the following areas:

- provision of services by the Company's external auditors;
- external auditor rotation;
- the hiring of staff from the external audit firm; and
- relationships between the external auditor and the Company.

The policy states that the Audit Committee shall only recommend to the Board a firm to be external auditor if:

- the firm would be regarded by a reasonable investor, with full knowledge of all relevant facts and circumstances, as capable of exercising objective and impartial judgment on all issues encompassed within the auditor's engagement;
- the firm's audit partners are members of Chartered Accountants Australia New Zealand (CAANZ);
- the firm has not, within two years prior to the commencement of the audit, had as a member of its audit engagement team the Company's Managing Director, Vice President Finance, Financial Controller, or any member of the Company's management who act in a financial oversight role; and
- the firm does not allow the direct compensation of its audit partners for selling non-audit services to the Company.

CORPORATE GOVERNANCE - CONTINUED

EXTERNAL AUDITORS – continued

The general principles to be applied in assessing non-audit services are as follows:

a) the external auditor should not have any involvement in the production of financial information or preparation of financial statements such that they might be perceived as auditing their own work. This includes the provision of bookkeeping and payroll services as well as valuation services where such valuation forms an input into audited financial information;

b) the external auditor should not perform any function of management, or be responsible for making management decisions;

c) the external auditor should not be responsible for the design or implementation of financial information systems; and

d) the separation between internal audit and external audit should be maintained.

The Company's Audit Committee shall pre-approve all audit and related services that are to be provided by the auditor.

Aside from core external audit services, it is appropriate for the Company's auditors to provide the following services:

- due diligence (but not valuations) on proposed transactions;
- review of financial information where third party verification is required or deemed necessary (outside the normal audit process);
- completion audits / reviews;
- financial model preparation or review;
- accounting policy advice (including opinions on compliance with New Zealand and international Generally Accepted Accounting Practice);
- listing advice;
- accounting/technical training; and
- taxation services of an assurance nature (e.g. review of tax computations and returns prior to filing and advice on interpretation and application of Inland Revenue's rulings and policies).

It is not considered appropriate for the Company's external auditors to provide:

- book keeping services related to accounting records or financial statements;
- tax planning and strategy services unless specifically approved by the Audit Committee;
- appraisal / valuation services including opinions as to fairness
- provision of payroll services;
- the design or implementation of financial information systems;
- outsourced internal audit and risk management services;
- legal services (these are services that could only be provided by a person who is qualified in law);
- management functions;
- broker / dealer / investment adviser / investment banking services;
- advocacy for the Company;
- actuarial services; and
- assistance in the recruitment of senior management.

These prohibitions apply to all offices of the audit firm, including overseas offices and affiliates.

The billing arrangements for services provided by the Company's external auditors should not include any contingent fees.

It is expected that the Company's external auditors will rigorously comply with their own internal policies on independence and all relevant professional guidance, including independence rules and guidance issued by CAANZ.

While this policy does not prescribe any particular ratio of non-audit service fees to audit fees, this ratio will be monitored by the Audit Committee. Accordingly, the nature of services provided by the Company's auditors and the level of fees incurred should be reported to the Audit Committee Chairman semi-annually (or sooner where requested) to enable the Committee to perform its oversight role and report back to the Board.

Development of local and overseas practice with regard to auditor independence shall be monitored by the Audit Committee to ensure that this policy remains consistent with best practice and meets the Company's needs.

The continued appointment of the Company's external auditors is to be confirmed annually by the Board on recommendation from the Audit Committee.

Rotation of the lead audit partner or firm will be required every five years. Lead audit partners who are rotated will be subject to a two year cooling off period (i.e. two years must expire between the rotation of an audit partner and that partner's next engagement with the Company). Accordingly it is expected that such a policy will be adopted by the Company's auditors.

The hiring by the Company of any former lead audit partner or audit manager must first be approved by the Chairman of the Audit Committee. There are no other restrictions on the hiring of other staff from the audit firm.

KPMG were appointed as external auditors to the Company in 1985. The lead external audit engagement partner was rotated in 2013. The role of the external auditor is to plan and carry out an audit of the Company's annual financial reports and review the half-yearly reports. The Audit Committee reviews the performance and independence of the external auditors.

The Company's external auditors are invited to the Company's Annual Meeting and are available to answer any questions from shareholders as to the audit and the content of the report.

CORPORATE GOVERNANCE - CONTINUED

INTERNAL CONTROLS AND RISK MANAGEMENT

The Company has a series of internal controls in place relating to areas such as financial monitoring and reporting, human resources and risk management. Management is primarily responsible for monitoring and reporting against internal controls and remedying any deficiencies. In addition, the Company maintains an internal audit function to conduct internal audits and reviews of the Company's operations. The Company has in place insurance arrangements appropriate to its business with global insurers with a high prudential rating.

The does not have a formal written takeover protocol and considers it would have sufficient time to implement and communicate such protocols to shareholders in the event of a takeover offer.

ETHICAL STANDARDS

(NZX Code Principle 1)

The Company has a formal Code of Ethics which states that:

- All Directors shall undertake their duties with due care and diligence at all times and will conduct themselves honestly and with integrity. All Directors shall not do anything, or cause anything to be done, which may or does bring the Company or the Board into disrepute.
- To the best of their ability, all Directors will use reasonable endeavours to ensure that the Company's records and documents (including its financial reports) are true and complete and comply with the requisite reporting standards and controls.
- So that the Board may determine a Director's independence and to ensure that there are no conflicts of interest, all Directors shall disclose all relevant business and / or personal interests they may have to the Board as well as any relationships they may have with the Company as soon as possible.
- All Directors shall ensure that they do not support any organisation other than in a personal capacity without the prior approval of the Chairman.
- Directors shall not accept gifts or personal benefits from external parties if it could be perceived that this could compromise or influence any decision by the Board or by the Company.
- All Directors shall maintain and protect the confidentiality of all information about the Company at all times except where disclosure is permitted or required by law.
- All Directors shall ensure that they do not use Company information and property for personal gain or profit. All Directors shall use and / or retain Company information and property only for business purposes in their capacity as Directors of the Company or to meet legal obligations.
- All Directors shall comply with the laws and regulations that apply to the Company including any disclosure requirements.
- All Directors shall report any illegal or unethical behaviour of which they become aware to the Chairman of the Board and to the Chairman of the Audit Committee.

All of our employees are expected to act in the best interests of the Company and to enhance the reputation of the Company. Guidance is provided to management and employees by way of code of conduct policies. The Company believes in fair dealing with its customers and suppliers, shareholders, employees and other stakeholders and external third parties.

We have a current Insider Trading Policy which applies to Directors and Officers and a Whistleblowing Policy which extends to all management and employees. The Whistleblowing Policy facilitates the disclosure and impartial investigation of any serious wrongdoing. This policy advises employees of their right to disclose serious wrongdoing, and sets out the Company's internal procedures for receiving and dealing with such disclosures. The policy is consistent with, and facilitates, the Protected Disclosures Act 2000 and is supported by the Board.

FINANCIAL PRODUCT DEALING POLICY

(NZX Code Principle 1)

The Company has a Financial Product Dealing Policy to guide Directors, senior management and employees of the Company with regard to their dealings in Company securities. The Financial Product Dealing Policy outlines the general prohibition on insider trading and requires relevant approvals be sought prior to dealing in Company securities.

DIVERSITY POLICY

(NZX Code Principle 2)

CDL Investments New Zealand Limited is committed to pursuing a culture of diversity within the Company. While the Company did not have a formal diversity policy in 2017, the Company recognises the importance of supporting and valuing every employee as well as the promotion of diversity, acceptance and inclusion in the workplace.

Pursuant to Listing Rule 10.4.5(j), set out below is a quantitative breakdown of the gender composition of the Company's directors and officers as at 31 December 2017:

GENDER COMPOSITION BY NUMBER AND PERCENTAGE

POSITION	2017		2016	
	MALE	FEMALE	MALE	FEMALE
Directors	6 (100%)	0 (0%)	6 (100%)	0 (0%)
Officers*	1 (50%)	1 (50%)	1 (50%)	1 (50%)

**Officers comprise the Company's Managing Director / CEO and his direct reports.*

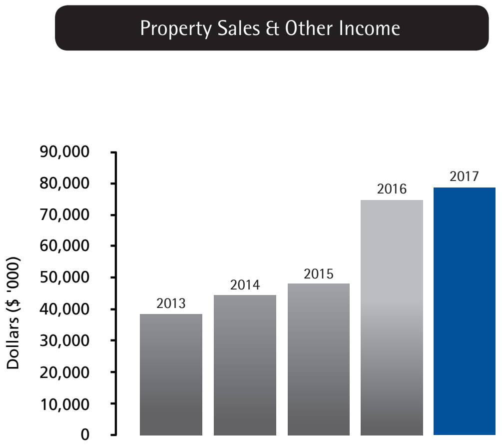
COMMUNICATIONS WITH SHAREHOLDERS

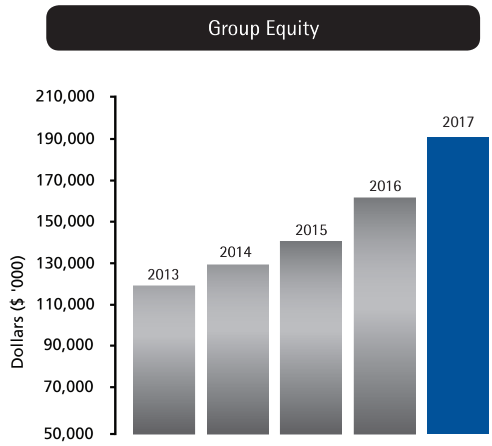
(NZX Code Principle 2)

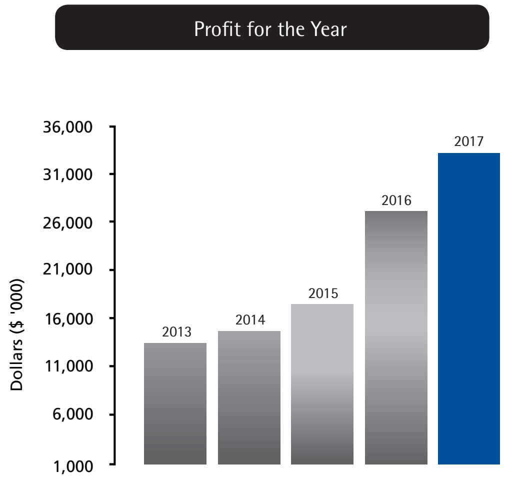
We are committed to enabling all shareholders and investors to have equal access to company information. The Company communicates with shareholders through the half-yearly and annual reports, through the Company website (www.cdlinvestments.co.nz) and the presentations to the annual meeting by the Chairman and Managing Director. The Company also communicates to shareholders and investors through announcements made to the NZX in accordance with the continuous disclosure requirements at law and under the Listing Rules. Copies of relevant Company policies are available through the Company website (www.cdlinvestments.co.nz).

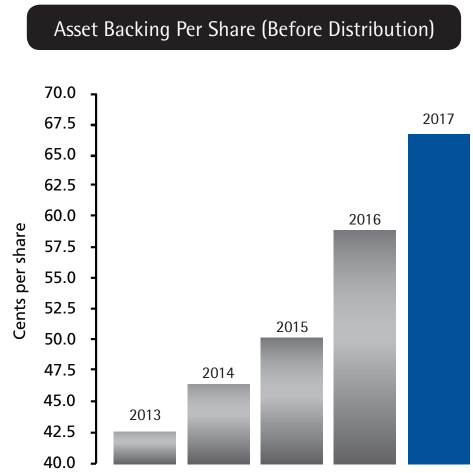
TREND STATEMENT

For the year ended 31 December 2017









FINANCIAL SUMMARY

For the year ended 31 December 2017

In thousands of dollars (unless otherwise stated)	2013	2014	2015	2016	2017
Property sales & other income	38,352	44,160	47,599	74,471	78,667
Profit before income tax	18,550	20,537	24,159	37,538	44,668
Profit for the year	13,404	14,710	17,473	27,028	32,161
Earnings per share	4.92c	5.35c	6.33c	9.77c	11.60c
Dividends per share	2.00c	2.20c	2.20c	3.00c	3.50c
Percentage of dividends per share over earnings per share	40.7%	41.1%	34.8%	30.7%	30.2%
Asset backing per share (before distributions)	43.3c	46.6c	50.8c	58.4c	67.1c
Total assets	120,335	130,469	142,680	168,277	191,706
Group equity	118,865	128,489	140,289	161,795	186,112

CDL INVESTMENTS
NEW ZEALAND LIMITED

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CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2017

		GROUP	
In thousands of dollars	Note	2017	2016
Revenue		78,630	74,434
Cost of sales		(32,144)	(33,747)
Gross Profit		46,486	40,687
Other income		37	37
Administrative expenses	3, 4	(248)	(217)
Property expenses		(491)	(583)
Selling expenses		(2,123)	(2,246)
Other expenses	3, 4	(1,137)	(1,096)
Results from operating activities		42,524	36,582
Finance income	5	2,144	956
Net finance income		2,144	956
Profit before income tax		44,668	37,538
Income tax expense	6	(12,507)	(10,510)
Profit for the period		32,161	27,028
Total comprehensive income for the period		32,161	27,028
Profit attributable to:			
Equity holders of the parent		32,161	27,028
Total comprehensive income for the period		32,161	27,028
Earnings per share			
Basic earnings per share (cents)	13	11.60	9.77
Diluted earnings per share (cents)	13	11.60	9.77

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2017

		GROUP		
In thousands of dollars	Note	Share Capital	Retained Earnings	Total Equity
Balance at 1 January 2016		53,294	86,995	140,289
Total comprehensive income for the period				
Profit for the period		-	27,028	27,028
Total comprehensive income for the period		**-**	**27,028**	**27,028**
Transactions with owners of the Company				
Shares issued under dividend reinvestment plan	12	552	-	552
Dividend to shareholders	12	-	(6,074)	(6,074)
Supplementary dividend		-	(178)	(178)
Foreign investment tax credits		-	178	178
Balance at 31 December 2016		53,846	107,949	161,795
Balance at 1 January 2017		53,846	107,949	161,795
Total comprehensive income for the period				
Profit for the period		-	32,161	32,161
Total comprehensive income for the period		**-**	**32,161**	**32,161**
Transactions with owners of the Company				
Shares issued under dividend reinvestment plan	12	464	-	464
Dividend to shareholders	12	-	(8,308)	(8,308)
Supplementary dividend		-	(253)	(253)
Foreign investment tax credits		-	253	253
Balance at 31 December 2017		54,310	131,802	186,112

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

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2017

In thousands of dollars	Note	GROUP 2017	GROUP 2016
SHAREHOLDERS' EQUITY			
Issued capital	12	54,310	53,846
Retained earnings		131,802	107,949
Total Equity		186,112	161,795
Represented by:			
NON CURRENT ASSETS			
Property, plant and equipment		5	5
Development property	8	90,595	84,631
Investment in associate		2	2
Total Non Current Assets		90,602	84,638
CURRENT ASSETS			
Cash and cash equivalents	11	18,774	1,989
Short term deposits	14	46,500	45,500
Trade and other receivables	10	1,726	3,018
Development property	8	34,104	33,132
Total Current Assets		101,104	83,639
Total Assets		191,706	168,277
NON CURRENT LIABILITIES			
Deferred tax liabilities	9	2	2
Total Non Current liabilities		2	2
CURRENT LIABILITIES			
Trade and other payables		2,133	4,312
Employee entitlements		27	22
Income tax payable		3,432	2,146
Total Current Liabilities		5,592	6,480
Total Liabilities		5,594	6,482
Net Assets		186,112	161,795

For and on behalf of the Board

R AUSTIN, DIRECTOR, 8 February 2018

BK CHIU, MANAGING DIRECTOR, 8 February 2018

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

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2017

		GROUP	
In thousands of dollars	Note	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash was provided from:			
Receipts from customers		80,228	72,643
Interest received		1,875	897
Cash was applied to:			
Payment to suppliers		(29,687)	(24,591)
Payment to employees		(427)	(408)
Deposits paid on unconditional contracts for development land		(14,965)	-
Purchase of development land		(174)	-
Income tax paid		(10,968)	(10,341)
Net Cash Inflow from Operating Activities		25,882	38,200
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was provided from:			
Short term deposits		45,500	5,000
Cash was applied to:			
Purchase of plant and equipment		-	(4)
Short term deposits		(46,500)	(45,500)
Net Cash Outflow From Investing Activities		(1,000)	(40,504)
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash was applied to:			
Dividend paid		(7,844)	(5,522)
Supplementary dividend paid		(253)	(178)
Net Cash Outflow from Financing Activities		(8,097)	(5,700)
Net Increase/(Decrease) in Cash and Cash Equivalents		16,785	(8,004)
Add Opening Cash and Cash Equivalents		1,989	9,993
Closing Cash and Cash Equivalents	11	18,774	1,989

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

CONSOLIDATED STATEMENT OF CASH FLOWS - continued

For the year ended 31 December 2017

In thousands of dollars	Note	GROUP 2017	2016
RECONCILIATION OF PROFIT FOR THE PERIOD TO CASH FLOWS FROM OPERATING ACTIVITIES			
Net Profit after Taxation		32,161	27,028
Adjusted for non cash items:			
Depreciation		-	2
Income tax expense	6	12,507	10,510
Adjustments for movements in working capital:			
(Increase)/Decrease in receivables		1,292	(1,887)
(Increase)/Decrease in development properties		(6,936)	8,788
Increase/(Decrease) in payables		(2,174)	4,100
Cash generated from operating activities		36,850	48,541
Income tax paid		(10,968)	(10,341)
Cash Inflow from Operating Activities		25,882	38,200

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2017

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 2017 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 8 February 2018.

(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) Changes in accounting policies

The accounting policies have been applied consistently to all periods presented in these financial statements.
The accounting policies are now included within the relevant notes to the consolidated financial statements.

(d) 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.

(e) 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

(f) Trade and other payables

Trade and other payables are stated at cost.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

SIGNIFICANT ACCOUNTING POLICIES – continued

(g) Revenue

Revenue represents amounts derived from:

- Land and property sales: recognised on the transfer of the related significant risk and rewards of ownership which is when legal title passes to the buyer and full settlement of the purchase consideration of the property occurs.

(h) 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 2017, and have not been applied in preparing these consolidated financial statements:

- NZ IFRS 9 – Financial Instruments (effective after 1 January 2018)
- NZ IFRS 15 – Revenue from Contracts with Customers (effective 1 January 2018)
- NZ IFRS 16 – Leases (effective 1 January 2019)

The NZ 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

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 14 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 $124,699,000 (2016: $117,762,000) while the market value determined by an independent registered valuer is $276,316,000 (2016: $297,032,000).

3. ADMINISTRATIVE AND OTHER EXPENSES

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

		GROUP	
In thousands of dollars	Note	2017	2016
Auditors' remuneration			
- Audit fees		52	51
- Tax compliance & advisory fees		1	14
Depreciation		-	2
Directors' fees	17	150	95
Operating lease and rental payments		83	76
Other		673	667
Total excluding personnel expenses		959	905

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

4. PERSONNEL EXPENSES

	GROUP	
In thousands of dollars	2017	2016
Wages and salaries	396	390
Employee related expenses and benefits	29	17
Increase in liability for long-service leave	1	1
	426	408

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

	GROUP	
In thousands of dollars	2017	2016
Interest income	2,144	956
Net finance income	2,144	956

Finance income and expense comprise interest payable on borrowings calculated using the effective interest rate method, interest receivable on funds invested, and dividend income that are recognised in the profit or loss.

Finance income is recognised in profit or loss as it accrues, using the effective interest method.

6. INCOME TAX EXPENSE

Recognised in the statement of comprehensive income	GROUP	
In thousands of dollars	2017	2016
Current tax expense		
Current year	12,508	10,527
Adjustments for prior years	-	-
	12,508	10,527
Deferred tax expense		
Origination and reversal of temporary differences	(1)	(17)
	(1)	(17)
Total income tax expense in the statement of comprehensive income	12,507	10,510

Reconciliation of effective tax rate	GROUP	
In thousands of dollars	2017	2016
Profit before income tax	44,668	37,538
Income tax using the company tax rate of 28% (2015: 28%)	12,507	10,510
Adjusted for:		
Over provided in prior years	-	-
	12,507	10,510
Effective tax rate	28%	28%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – CONTINUED

For the year ended 31 December 2017

6. INCOME TAX EXPENSE - Continued

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

	GROUP	
In thousands of dollars	2017	2016
Imputation credits available for use in subsequent reporting periods	49,673	41,551

8. DEVELOPMENT PROPERTY

	GROUP	
In thousands of dollars	2017	2016
Expected to settle greater than one year	90,595	84,631
Expected to settle within one year	34,104	33,132
Development property	**124,699**	**117,763**

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 (2016: nil) has been capitalised during the year. Development property includes deposits paid on unconditional contracts for development land.

The carrying amounts of the development property is reviewed at each balance date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. The recoverable amount of an asset is the greater of its net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. Whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount the impairment loss is recognised in profit or loss.

The value of development property held at 31 December 2017 was determined, on an open market existing use basis, by an independent registered valuer, DM Koomen SPINZ of Extensor Advisory Limited as $276.3 million (2016: $297.0 million).

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).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

9. DEFERRED TAX ASSETS AND LIABILITIES

Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

GROUP

	Assets		Liabilities		Net	
In thousands of dollars	2017	2016	2017	2016	2017	2016
Plant and equipment	-	-	(1)	-	(1)	-
Development property	-	-	(47)	(50)	(47)	(50)
Employee benefits	41	44	-	-	41	44
Trade and other payables	5	4	-	-	5	4
Net tax assets/(liabilities)	46	48	(48)	(50)	(2)	(2)

Movement in deferred tax balances during the year

GROUP

In thousands of dollars	Balance 1 Jan 2016	Recognised in profit or loss	Balance 31 Dec 2016
Plant and equipment	(1)	1	-
Development property	(60)	10	(50)
Employee benefits	38	6	44
Trade and other payables	4	-	4
	(19)	17	(2)

GROUP

In thousands of dollars	Balance 1 Jan 2017	Recognised in profit or loss	Balance 31 Dec 2017
Plant and equipment	-	(1)	(1)
Development property	(50)	3	(47)
Employee benefits	44	(3)	41
Trade and other payables	4	1	5
	(2)	-	(2)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

10. TRADE AND OTHER RECEIVABLES

In thousands of dollars	GROUP 2017	2016
Trade receivables	13	9
Other receivables and prepayments	1,713	3,009
Trade and other receivables	1,726	3,018

None of the trade and other receivables are impaired.

Trade and other receivables are stated at their cost less impairment losses. The carrying amounts of the trade and other receivables are reviewed at each balance date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. Whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount the impairment loss is recognised in profit or loss.

11. CASH AND CASH EQUIVALENTS

In thousands of dollars	GROUP 2017	2016
Bank balances	8,274	1,989
Call deposits	10,500	-
Cash and cash equivalents	18,774	1,989

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

12. CAPITAL AND RESERVES

	PARENT			
Share capital	2017 Shares '000s	2017 $000's	2016 Shares '000s	2016 $000's
Shares issued 1 January	276,947	53,846	276,093	53,294
Issued under dividend reinvestment plan	567	464	854	552
Total shares issued and outstanding	277,514	54,310	276,947	53,846

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 2017, the authorised share capital consisted of 277,513,971 fully paid ordinary shares (2016: 276,947,325).

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 566,646 additional shares under the Dividend Reinvestment Plan on 19 May 2017 (2016: 853,649) at a strike price of $0.8198 per share issued (2016: $0.6461).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

12. CAPITAL AND RESERVES - Continued

Dividends

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

	PARENT	
In thousands of dollars	2017	2016
3.0 cents per qualifying ordinary share (2016: 2.2 cents)	8,308	6,074
	8,308	6,074

After 31 December 2017 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	9,713
3.5 cents total dividend per qualifying ordinary share	9,713

13. EARNINGS PER SHARE

Basic and diluted earnings per share

The calculation of basic and diluted earnings per share at 31 December 2017 was based on the profit attributable to ordinary shareholders of $32,161,000 (2016: $27,028,000); and weighted average number of ordinary shares outstanding during the year ended 31 December 2017 of 277,325,000 (2016: 276,663,000), calculated as follows:

Profit attributable to ordinary shareholders (basic & diluted)	GROUP	
In thousands of dollars	2017	2016
Profit for the period	32,161	27,028
Profit attributable to ordinary shareholders	32,161	27,028

Weighted average number of ordinary shares	PARENT	
	2017 Shares '000s	2016 Shares '000s
Issued ordinary shares at 1 January	276,947	276,093
Effect of 566,646 shares issued in May 2017	378	-
Effect of 853,649 shares issued in May 2016	-	570
Weighted average number of ordinary shares at 31 December	277,325	276,663

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

14. 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.

		GROUP	
In thousands of dollars	Note	2017	2016
Financial Assets			
Cash and cash equivalents	11	18,774	1,989
Short term deposits		46,500	45,500
Trade and other receivables	10	1,726	3,018
Financial Liabilities			
Trade and other payables		2,133	4,312

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.

Interest rate risk

The Group has no exposure to interest rate risk as there are no funding facilities (2016: 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.

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							
		2017				2016			
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	11	0.00% to 2.67%	18,774	18,774	-	0.00% to 1.85%	1,989	1,989	-
Short term deposits		3.20% to 3.51%	46,500	42,000	4,500	3.11% to 3.60%	45,500	26,000	19,500
			65,274	60,774	4,500		47,489	27,989	19,500

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

14. FINANCIAL INSTRUMENTS - Continued

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 $605,000 (2016: $246,000) in the current period.

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					
	2017			2016		
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	2,133	1,990	143	4,312	3,585	727
	2,133	1,990	143	4,312	3,585	727

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.

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.

15. OPERATING LEASES

Leases as Lessee

Non-cancellable operating lease rentals are payable as follows:

	GROUP	
In thousands of dollars	2017	2016
Less than one year	13	11
Between one and five years	21	5
	34	16

During the year ended 31 December 2017, $17,000 was recognised as an expense in profit or loss in respect of operating leases (2016: $16,000) and $37,000 (2016: $37,000) was recognised as other income in profit or loss in respect of leases.

Payments made under operating leases are recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognised in profit or loss as an integral part of the total lease expense.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

16. CAPITAL COMMITMENTS

As at 31 December 2017, the Group has entered into contracts for capital expenditure on development properties of $68,621,000 (2016: $13,589,000).

17. RELATED PARTIES

Identity of related parties

The Group 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 2017 was:

	GROUP	
In thousands of dollars	2017	2016
C Sim (appointed 2 August 2017)	15	-
HR Wong (retired 30 June 2017)	40	-
VWE Yeo	30	30
KS Tan (appointed 28 February 2017)	-	-
ATS Lee (retired 28 February 2017)	-	-
R Austin	35	35
J Henderson	30	30
Total for non-executive directors	150	95
BK Chiu	-	-
Total for executive directors	-	-
	150	95

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 Group'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 (2016: nil).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS – continued

For the year ended 31 December 2017

17. RELATED PARTIES – continued

Summary unaudited financial information for the associate, not adjusted for the percentage ownership held by the Group:

Prestons Road Limited	GROUP	
In thousands of dollars	2017	2016
Current assets	34	46
Current liabilities	28	40
Net assets (100%)	6	6
Group interests	33.33%	33.33%
Group's interest of net assets	2	2
Carrying amount in associates	2	2

Movements in the carrying value of the associate:	GROUP	
In thousands of dollars	2017	2016
Balance at 1 January	2	2
Purchase of investment	-	-
Balance at 31 December	2	2

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 and the joint venture 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 66.56% (2016: 66.70%) of the Company and having three out of six of the Directors on the Board. Millennium & Copthorne Hotels New Zealand Limited is 70.79% (2016: 70.22%) 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, $313,000 (2016: $304,000) for expenses incurred by the parent on behalf of the Group.

During 2017, CDL Investments New Zealand Limited issued no additional shares (2016: nil) to its parent, Millennium & Copthorne Hotels New Zealand Limited, under the Dividend Reinvestment Plan (see Note 12). The total shares on issue to Millennium & Copthorne Hotels New Zealand Limited is 184,724,438 (2016: 184,724,438).

19. SUBSEQUENT EVENTS

Control of the Group

Subsequent to balance date, the Group settled the purchase of a parcel of land in Christchurch for approximately $6.0 million.
The capital committed is included in Note 16.

Independent Auditor's Report

To the shareholders of CDL Investments New Zealand Limited

Report on 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 12 to 28:

i. present fairly in all material respects the group's financial position as at 31 December 2017 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 2017;

— 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 (Revised) Code of Ethics for Assurance Practitioners issued by the New Zealand Auditing and Assurance Standards Board and the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (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 services. 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 $2.2 million 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 matters

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 \$124.7m this represents 65% of assets on 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 Director's review, disclosures relating to corporate governance, the trend statement and financial summary 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 Director's 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 controls 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 **Jason Doherty.**

For and on behalf of

KPMG

Jason Doherty
KPMG Auckland

8 February 2018

REGULATORY DISCLOSURES

20 LARGEST SHAREHOLDERS (as at 28 February 2018) (Listing Rule 10.4.5(b))

Rank	Shareholder	Number of Securities	% of Issued Capital
1.	MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED	184,724,438	66.56
2.	ADRIAN HO	27,819,000	10.02
3.	HSBC NOMINEES (NEW ZEALAND) LIMITED A/C STATE STREET -NZCSD <HKBN45>	11,643,448	4.20
4.	ACCIDENT COMPENSATION CORPORATION - NZCSD <ACCI40>	7,645,098	2.75
5.	CHRISTINA SEET	2,143,778	0.77
6.	CITIBANK NOMINEES (NEW ZEALAND) LIMITED - NZCSD <CNOM90>	1,651,273	0.60
7.	BNP PARIBAS NOMINEES (NZ) LIMITED - NZCSD	1,576,993	0.57
8.	CHARLES CHUA KUAN LIM	1,198,038	0.43
9.	GEOK LOO GOH	1,079,834	0.39
10.	HUGH GREEN INVESTMENTS LIMITED	1,061,505	0.38
11.	ROGER PARKER	801,032	0.29
12.	BNP PARIBAS NOMINEES (NZ) LIMITED - NZCSD <COGN40>	606,519	0.22
13.	STEVEN CHEONG KWOK WING	528,343	0.19
14.	GRAHAM KENNETH GASKIN + DONALD ERIC FORSYTH <D E F FAMILY A/C>	500,587	0.18
15.	FNZ CUSTODIANS LIMITED	490,675	0.18
16.	CALIBER TRUSTEE COMPANY LIMITED <CALIBER A/C>	485,052	0.17
17.	HSBC NOMINEES (NEW ZEALAND) LIMITED - NZCSD <HKBN90>	467,297	0.17
18.	ROBERT WONG + CHRISTEIN JOE WONG	430,380	0.16
19.	ASB NOMINEES LIMITED <A/C 799511 ML>	415,005	0.15
20.	BRUCE LESLIE DAVISON + SHONA ELIZABETH DAVISON <B L & S E DAVISON PARTNERSHIP>	381,088	0.14

NZCSD is the New Zealand Central Securities Depository and provides a custodial depositary service to its clients and does not have a beneficial interest in the shares held in its name.

HOLDINGS SIZE (as at 28 February 2018)

Range	Number of shareholders	Number of shares	% of Issued Capital
1 - 99	5	366	0.00
100 - 199	6	871	0.00
200 - 499	5	1,689	0.00
500 - 999	27	17,306	0.01
1,000 - 1,999	391	521,627	0.19
2,000 - 4,999	1,094	3,310,660	1.19
5,000 - 9,999	539	3,700,909	1.33
10,000 - 49,999	557	10,972,780	3.95
50,000 - 99,999	72	4,961,461	1.79
100,000 - 499,999	54	10,232,492	3.69
500,000 - 999,999	3	1,829,962	0.66
1,000,000 - 9,999,999,999,999	7	241,963,848	87.19
Total	2,760	277,513,971	100.00

REGULATORY DISCLOSURES – continued

DOMICILE OF SHAREHOLDERS (as at 28 February 2018)

	Number of shareholders	Number of shares	% of Issued Capital
New Zealand	2,650	243,503,191	87.74
Australia and overseas	104	34,010,780	12.26
Total	**2,760**	**277,513,971**	**100.00**

WAIVERS FROM NZX LIMITED

A NZX Regulatory decision was received on 20 March 2017 granting CDI a 12 month waiver (Waiver) from Listing Rule 5.2.3 in respect of its ordinary shares which were held by fewer than 25% of Members of the Public (each holding at least a Minimum Holding) at that time. The Waiver conditions included:

(a) CDI clearly and prominently discloses the waiver, its conditions, and its implications in CDI's half-year and annual reports, and in any offer documents relating to any offer of shares undertaken by CDI, during the period of the waiver;

(b) CDI notifies NZXR as soon as practicable if there are any material changes to the percentage of ordinary shares held by Members of the Public; and

(c) CDI consistently monitors the percentage of shares held by Members of the Public and provides NZXR with a written quarterly update of the percentage of shares held by Members of the Public. The quarterly updates are from the date the waiver is granted, for the period of the waiver. The updates are to be provided to NZXR within ten business days of the end of each quarter.

The implication of the Waiver is that the Company's ordinary shares may not be widely held and there may be reduced liquidity in the shares.

SUBSTANTIAL PRODUCT HOLDERS

As at 28 February 2018 the substantial product holders in the Company are noted below:

	Securities	Class	%
Millennium & Copthorne Hotels New Zealand Limited	184,724,438	Ordinary Shares	66.56
Adrian Ho	27,819,000	Ordinary Shares	10.02

As at 28 February 2018, the total number of issued voting securities of CDL Investments New Zealand Limited (all of which are ordinary shares) was 277,513,971.

STATUTORY INFORMATION

DIRECTORS (section 211(1)(I) Companies Act 1993)

As at 31 December 2017, the Company's Directors were Messrs. C Sim, BK Chiu, KS Tan, VWE Yeo, RJ Austin and J Henderson. Mr ATS Lee resigned from the Board effective 28 February 2017. Mr HR Wong resigned effective 30 June 2017.

INTERESTS REGISTER (sections 189(1)(c) and 211(1)(e), Companies Act 1993)

The Company maintains an Interests Register as required under the Companies Act 1993. For the period under review, the following entries were recorded:

USE OF COMPANY INFORMATION (section 145, Companies Act 1993)

During the year, the Board did not receive any notices from any Directors of the Company requesting the use of company information which they would have received in their capacity as Directors which would not otherwise have been available to them.

SHARE DEALING (section 148, Companies Act 1993)

No share dealings by Directors occurred during the year.

DIRECTORS' AND ASSOCIATED PERSONS SHAREHOLDINGS (as at 31 December 2017)

Director	2017
C Sim	Nil
HR Wong	Nil
BK Chiu	Nil
VWE Yeo	Nil
ATS Lee	Nil
RJ Austin	Nil
J Henderson	Nil

REMUNERATION (sections 161 and 211(1)(f), Companies Act 1993)

The total remuneration and value of other benefits earned received by each of the Directors of the Company for the year ending 31 December 2017 was:

Director	Remuneration
C Sim	$15,000
HR Wong	$40,000
BK Chiu	Nil^
ATS Lee	Nil^
VWE Yeo	$30,000
RJ Austin	$35,000
J Henderson	$30,000

^ Mr. ATS Lee as Group Chief Executive and Executive Director of Millennium & Copthorne Hotels plc, did not receive any fees as Chairman or as a Director of the Company. Mr. BK Chiu, being the Managing Director of Millennium & Copthorne Hotels New Zealand Limited did not receive any fees as Chairman or as a Director of the Company or its subsidiary.

INDEMNITY AND INSURANCE (section 162, Companies Act 1993)

In accordance with the Company's constitution, the Company has insured all its Directors and the Directors of its subsidiary against liabilities to other parties (except the Company or a related party of the Company) that may arise from their positions as Directors. The insurance does not cover liabilities arising from criminal actions.

GENERAL DISCLOSURES OF INTEREST (section 140(2), Companies Act 1993)

As at 31 December 2017, the Directors of the Company have made general disclosures of interest in the following companies:

C Sim

Chairman/Director of:
Millennium & Copthorne Hotels New Zealand Limited

Director of:
Autocaps (Aust) Pty Ltd
Autocaps Vogue Pty Limited
Builders Recycling Properties Pty Ltd
CS Investments No. 1 Pty Ltd
Desert Rose Holdings Pty Limited
Dockside Parramatta Pty Limited
East Quarter Hurstville Pty Limited
EQ Equity Pty Ltd
Autocaps Pastoral Division Pty Limited
Bathurst Range Investments Pty Limited
Builders Recycling Operations Pty Ltd
Desert Rose Group Pty Limited
DMM Investments (NSW) Pty Ltd
Dockside Venues Pty Ltd
EQ Constructions Pty Ltd
EQ Finance Services Pty Limited

STATUTORY INFORMATION – continued

GENERAL DISCLOSURES OF INTEREST (section 140(2), Companies Act 1993) – continued

EQ Gosford Pty LtdEQ Projects Pty Ltd
EQ Revesby Pty Ltd
Hurstville NSW Pty Limited
Naxta Pty Ltd
PCC Devco 1 Pty Limited
Preslite Drive Technologies Pty Ltd
SSK Investments No. 2 Pty Ltd
Waterbrook Bayview Pty Ltd
Waterbrook Bayview Village Management Pty Ltd
Waterbrook Bowral Investment Pty Limited
West Quarter Hurstville Pty Limited
EQ Property Holdings Pty Ltd
EQ Riverside Pty Ltd
Llenruk Pty Ltd
PBD Phoenix Pty Limited
Phoenix Palm Development Pty Limited
Proactive Management Systems Pty Ltd
SSK Investments O/S Pty Ltd
Waterbrook Bayview Investment Pty Limited
Waterbrook Bowral Pty Limited
Waterbrook Brand Pty Limited

BK Chiu

Chairman/Director of:
Quantum Limited
Waitangi Resort Joint Venture Committee

Director of:
All Seasons Hotels & Resorts Limited
Context Securities Limited
Hospitality Leases Limited
Kingsgate Hotels & Resorts Limited
Millennium & Copthorne Hotels New Zealand Limited
QINZ (Anzac Avenue) Limited
CDL Land New Zealand Limited
Hospitality Group Limited
Hospitality Services Limited
Millennium & Copthorne Hotels Limited
QINZ Holdings (New Zealand) Limited

KS Tan

Chairman/Director of:
CDL Entertainment & Leisure Pte Ltd
City Century Pte. Ltd
Grand Plaza Hotel Corporation
Hong Leong Hotel Development Limited
Millennium & Copthorne Hotels New Zealand Limited
Rogo Realty Corporation
CDL Hotels (Korea) Ltd
First Sponsor Group Limited
Harbour Land Corporation
Millennium & Copthorne Hotels Management (Shanghai) Limited
Millennium & Copthorne International Limited
The Philippine Fund Limited

VWE Yeo

Executive Director / Chief Executive Officer of:
M&C Business Trust Management Limited
M&C REIT Management Limited

Director of:
CDL HBT Cambridge City Pte. Ltd
CDL HBT Cambridge City Hotel (UK) Ltd
CDL HBT North Ltd
CDLHT Munich Two Pte. Ltd
CDL HBT Oceanic Maldives Pvt Ltd
CDL HBT Oceanic Two Ltd
CDLHT Hanei One Pte. Ltd
CDLHT MTN Pte. Ltd
CDLHT Oceanic Ltd
CDL Oceanic Two Ltd
CDLHT Sunrise Limited
CDLHT Two Ltd
Hospitality Holdings Pte Ltd
NKS Hospitality I B.V.
Sun Four Investments Limited
Sun Three Investments Limited
Sunshine Hotels Australia Pty Ltd
CDL HBT Cambridge City (UK) Ltd
CDL HBT Hanei Pte. Ltd
CDLHT Munich One Pte. Ltd
CDL HBT Oceanic Holdings Pte Ltd
CDL HBT Oceanic Maldives Pvt Ltd
CDLHT (BVI) One Ltd
CDLHT Hanei Two Pte. Ltd
CDLHT Oceanic Holdings Pte Ltd
CDLHT Oceanic Maldives Pvt Ltd
CDLHT Sanctuary Limited
CDLHT Sunshine Limited
CDLHT Two Pte. Ltd
Munich Furniture B.V.
Sanctuary Sands Maldives Private Limited
Sun One Investments Limited
Sun Two Investments Limited
The Lowry Hotel Ltd

STATUTORY INFORMATION – continued

RJ Austin

Director of:

Anglebury & Konig Limited
Austand Securities Limited
Café Brands Limited
CBMC Limited
CCNZ Limited
Cure Kids Limited
Cure Kids Capital Limited
Cure Kids Management Limited
Cure Kids Ventures Limited
Cure Kids Ventures Management Limited
Diatranz Otsuka Limited
Fresh Appeal Fruitees Limited
Living Cell Technologies New Zealand Limited
Northington Investments Limited
Ohaupo Farms Limited
Pastoral Management Limited
Step Sciences Limited
Vintage Sport and Leisure Limited
YLC Limited
Your Local Collective Limited

J Henderson

Director of:

John Henderson Resources Limited
Te Hoiere Asset Holding Company Limited

Member of:

Waipu Cove Reserve Board (Chairman)

EMPLOYEE REMUNERATION (section 211(1)(g), Companies Act 1993)

The number of employees or former employees of the Company and its subsidiary who received remuneration and any other benefits in their capacity as employees, the value of which was or exceeded $100,000 per annum are as follows:

Remuneration and value of other benefits	Number of employees
110,001 – 120,000	1
280,001 – 290,000	1

DONATIONS (sections 211(1)(h) and 211(2), Companies Act 1993)

The Company made no donations during the year.

AUDIT FEES (sections 211(1)(j) and 211(2), Companies Act 1993)

During the period under review, the following amounts were payable to the external auditors KPMG:

In thousands of dollars	2017	2016
Annual Audit	52	51
KPMG Other Services	1	14

SUBSIDIARY COMPANY AND DIRECTORS (section 211(2), Companies Act 1993)

The Company's subsidiary and its directors as at 31 December 2017 are listed below:

Name	Directors	Ownership	Activity
CDL Land New Zealand Limited	BK Chiu, J Lindsay, JB Pua	100.00%	Development & Sale of Residential Land Sections

The directors of CDL Land New Zealand Limited did not receive any remuneration or other benefits as directors.

CORPORATE DIRECTORY

BOARD OF DIRECTORS

Colin Sim (Chairman)
BK Chiu (Managing Director)
Kian Seng Tan (Non-Executive Director)
Vincent Yeo (Non-Executive Director)
Roy Austin (Independent Non-Executive Director)
John Henderson (Independent Non-Executive Director)

MANAGEMENT TEAM

Jason Adams (General Manager, CDL Land New Zealand Limited)
Troy Dandy (Group Company Secretary & Legal Counsel)
Natasha Hood (Group Accounting Manager)
John Lindsay (Director, CDL Land New Zealand Limited)

REGISTERED OFFICE & CONTACT DETAILS

Level 13, 280 Queen Street, Auckland, New Zealand
P O Box 3248, Shortland Street, Auckland 1140, New Zealand
Telephone: +64 9 353 5077 Facsimile: +64 9 353 5098
Website: www.cdlinvestments.co.nz

AUDITORS

KPMG, Auckland

BANKERS

ANZ Bank New Zealand Limited, Auckland

SOLICITORS

Bell Gully

SHARE REGISTRAR

Computershare Investor Services Limited
Level 2, 159 Hurstmere Road, Takapuna
Private Bag 92119, Auckland 1142, New Zealand
Telephone: +64 9 488 8700 Facsimile: +64 9 488 8787
email: enquiry@computershare.co.nz

STOCK EXCHANGE LISTING

New Zealand Exchange (NZX)
Company Code: CDI

CDL INVESTMENTS
NEW ZEALAND LIMITED