

Dunedin Stadium Property Limited

INTERIM REPORT

For the six months ended 31 December 2024

Dunedin Stadium Property Limited

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Dunedin Stadium Property Limited

Directors' report

The Directors of Dunedin Stadium Property Limited are pleased to present their report for the six months ending 31 December 2024.

Overview of Results

	unaudited 6 months to 31 Dec 2024 \$'000	unaudited 6 months to 31 Dec 2023 \$'000	audited full year to 30 Jun 2024 \$'000
Total income	501	1,564	2,651
Loss before taxation and subvention	(5,141)	(3,798)	(7,578)
Net cash flow from operating activities	(2,516)	(1,373)	(1,062)
Total assets	135,905	140,333	138,492

Review of operations

Dunedin Stadium Property Limited (DSPL) owns and manages the asset of Forsyth Barr Stadium.

The Company has outsourced the management of the stadium on its behalf to Dunedin Venues Management Limited.

The Company recorded a loss before taxation and subvention payments for the six months ended 31 December 2024 of \$5,141k. The loss is \$1,343k higher than the same period last year.

The higher loss compared to the same period last year is mainly due to a change in the lease agreement with Dunedin Venues Management Limited (DVML). This change was necessary to support DVML while the operating and financial model review is underway. Subvention receipts were not received in either period. Subvention receipts are determined by the tax positions of other subsidiaries of Dunedin City Holdings Limited.

Outlook

The Company has funding lines in place ensuring it is able to maintain its operational, capital and debt financing requirements going forward.

Seasonality

There is no seasonality of earnings within the Company.

Dividends

No dividends were paid by the Company during the period.

Events after balance date

The operating and financial model review disclosed in the Company's 30 June 2024 Annual Report has commenced, the review is yet to be finalised.

Dunedin Stadium Property Limited

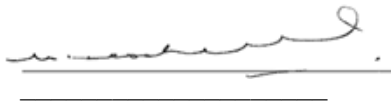
Statement of responsibility

The Directors accept responsibility for the preparation of the interim financial statements and the judgements used in them.

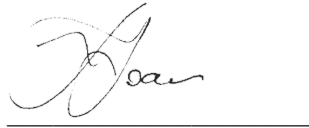
The Directors accept responsibility for establishing and maintaining a system of internal control designed to provide reasonable assurance as to the integrity and reliability of financial reporting; and

In the opinion of the Directors, the interim financial statements fairly reflect the financial position as at 31 December 2024 and operations for the six months to 31 December 2024 of Dunedin Stadium Property Limited.

The Directors of Dunedin Stadium Property Limited have pleasure in presenting the interim financial statements, set out on pages 4 to 11, for the six months ended 31 December 2024 and authorises them for issue on 27 February 2025.



Chair



Director

Dunedin Stadium Property Limited

Statement of comprehensive income For the six months ending 31 December 2024

	Unaudited 6 months to 31 Dec 2024 \$'000	Unaudited 6 months to 31 Dec 2023 \$'000	Audited full year to 30 Jun 2024 \$'000
Rentals & cost recoveries from Dunedin Venues Management Ltd	500	1,562	2,647
Interest received	1	2	4
Total income	501	1,564	2,651
Less expenses:			
Audit fees	-	-	37
Directors remuneration	11	11	22
Depreciation	2,703	2,502	5,206
Interest to Dunedin City Treasury Limited	2,011	2,000	3,880
Other operating expenses	917	849	1,084
Total expenses	5,642	5,362	10,229
Loss before tax and subvention	(5,141)	(3,798)	(7,578)
Subvention receipt	-	-	1,244
Net loss before tax	(5,141)	(3,798)	(6,334)
Income tax expense / (benefit)	-	-	-
Net loss after tax	(5,141)	(3,798)	(6,334)
Other comprehensive income	-	-	-
Total comprehensive loss for the period	(5,141)	(3,798)	(6,334)

Dunedin Stadium Property Limited

Statement of changes in equity For the six months ending 31 December 2024

	Share capital \$'000	Retained deficits \$'000	Total equity \$'000
Unaudited			
Equity as at 1 July 2024	131,679	(79,610)	52,069
Comprehensive income for the period	-	(5,141)	(5,141)
Equity as at 31 December 2024	131,679	(84,751)	46,928
Unaudited			
Equity as at 1 July 2023	129,429	(73,276)	56,153
Comprehensive income for the period	-	(3,798)	(3,798)
Equity as at 31 December 2023	129,429	(77,074)	52,355
Audited			
Equity as at 1 July 2023	129,429	(73,276)	56,153
Comprehensive income for the period	-	(6,334)	(6,334)
Share capital contribution	2,250	-	2,250
Equity as at 30 June 2024	131,679	(79,610)	52,069

Dunedin Stadium Property Limited

Statement of financial position As at 31 December 2024

		Unaudited 6 months to 31 Dec 2024 \$'000	Unaudited 6 months to 31 Dec 2023 \$'000	Audited full year to 30 Jun 2024 \$'000
	<i>Note</i>			
Current assets				
Cash and cash equivalents		116	211	20
Trade and other receivables		1	3	313
Subvention payment receivable		-	-	-
Total current assets		117	214	333
Non-current assets				
Property, plant and equipment	4	135,788	140,119	138,159
Total non-current assets		135,788	140,119	138,159
Total assets		135,905	140,333	138,492
Current liabilities				
Trade and other payables		1,057	913	1,123
Total current liabilities		1,057	913	1,123
Non-current liabilities				
Term borrowings	5	87,920	87,065	85,300
Total non-current liabilities		87,920	87,065	85,300
Total liabilities		88,977	87,978	86,423
Equity				
Share capital		131,679	129,429	131,679
Retained deficits		(84,751)	(77,074)	(79,610)
Total equity		46,928	52,355	52,069
Total liabilities and equity		135,905	140,333	138,492

Dunedin Stadium Property Limited

Statement of cash flows For the six months ending 31 December 2024

		Unaudited 6 months to 31 Dec 2024 \$'000	Unaudited 6 months to 31 Dec 2023 \$'000	Audited full year to 30 Jun 2024 \$'000
	<i>Note</i>			
Cash flow from operating activities				
<i>Cash was provided from</i>				
Receipts from customers		500	1,562	2,647
Interest received		162	4	7
Subvention receipts		-	-	1,244
		662	1,566	3,898
<i>Cash was disbursed to</i>				
Interest paid		2,046	1,769	3,823
Payments to suppliers		1,080	1,058	1,163
Net GST paid		52	112	(26)
		3,178	2,939	4,960
Net cash flow from operating activities	3	(2,516)	(1,373)	(1,062)
Cash flow from investing activities				
<i>Cash was provided from</i>				
Proceeds from capital reimbursements		308	-	2,250
		308	-	2,250
<i>Cash was disbursed to</i>				
Purchase of property, plant and equipment		316	2,145	3,132
		316	2,145	3,132
Net cash flow from investing activities		(8)	(2,145)	(3,132)
Cash flow from financing activities				
<i>Cash was provided from</i>				
Shareholder capital		-	-	2,250
Borrowings		3,415	4,640	7,738
		3,415	4,640	9,988
<i>Cash was disbursed to</i>				
Repayment of borrowings		795	945	5,808
		795	945	5,808
		2,620	3,695	4,180
Net increase/(decrease) in cash		96	177	(14)
Opening cash and cash equivalents		20	34	34
Closing cash and cash equivalents		116	211	20

Dunedin Stadium Property Limited

Notes to the financial statements (unaudited) For the six months ending 31 December 2024

1 Reporting entity

The financial statements presented here are for the reporting entity Dunedin Stadium Property Limited.

Dunedin Stadium Property Limited (the Company) is a Council Controlled Organisation as defined in the Local Government Act 2002. The Company, incorporated in New Zealand under the Companies Act 1993, is 100% owned by Dunedin City Holdings Limited which is wholly owned by Dunedin City Council.

The registered address of the Company is 50 The Octagon, Dunedin 9016.

The principal objective of Dunedin Stadium Property Limited is the ownership of Forsyth Barr Stadium. In particular, the company oversees that the Stadium is maintained to a standard that enables it to operate effectively.

These financial statements are presented in New Zealand dollars because that is the currency of the primary economic environment in which the Company operates.

Dunedin Stadium Property Limited is a public benefit entity.

2 Basis of preparation

The financial statements for the six month period ended 31 December 2024 are unaudited.

The financial statements have been prepared in accordance with and comply with PBE IAS 34, Interim Financial Reporting as it applies to Tier 2 entities, and should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

The accounting policies applied are consistent with those published in the annual report for the year ended 30 June 2024.

The judgements, estimates and assumptions used to prepare these interim financial statements are consistent with those used at 30 June 2024.

Dunedin Stadium Property Limited

Notes to the financial statements (unaudited) For the six months ending 31 December 2024

3 Reconciliation of operating surplus to net cash flows from operating activities

	6 months to 31 Dec 2024 \$'000	6 months to 31 Dec 2023 \$'000	12 months to 30 Jun 2024 \$'000
Net loss after tax	(5,141)	(3,798)	(6,334)
<i>Items not involving cash flows</i>			
Depreciation	2,703	2,502	5,206
Other	-	-	-
<i>Impact of changes in working capital items</i>			
(Increase)/decrease in rent receivable	-	-	-
(Increase) /Decrease in interest receivable	(12)	(1)	3
Increase/(decrease) in trade and other payables	(191)	(261)	6
Increase/(decrease) in interest accrued	125	185	57
Net cash inflows from operating activities	(2,516)	(1,373)	(1,062)

4 Property, plant and equipment

	6 months to 31 Dec 2024 \$'000	6 months to 31 Dec 2023 \$'000	12 months to 30 Jun 2024 \$'000
Additions	316	2,145	3,132
Proceeds from capital reimbursements	(308)	-	-
Capital commitments	-	-	-

There have been no material changes in fair value for all property, plant and equipment asset classes between 30 June 2024 and 31 December 2024.

5 Term borrowings

There has been no material change in the term loan from Dunedin City Treasury Limited between 30 June 2024 and 31 December 2024.

6 Financial Instruments

All financial assets and financial liabilities are recognised at amortised cost.

7 Contingent liabilities

The company has no contingent liabilities at the end of each reporting period.

Dunedin Stadium Property Limited

Statement of service performance For the six months ending 31 December 2024

Objectives	Performance targets	Achievements
1 Ensure an Asset Management Plan which enables general use of the stadium, and meets asset warranty and guarantee requirements, is in place.	An Asset Management Plan is in place.	An Asset Management Plan is in place.
2 Ensure the Asset Management Plan remains current and relevant.	The Asset Management Plan is internally reviewed annually, and externally reviewed every three years.	In progress.
3 Ensure assets are appropriately maintained.	A current Building Warrant of Fitness is always maintained for the stadium. The Board monitors progress against the Asset Management Plan and material changes to approved budgets.	A Building Warrant of Fitness was issued in October 2024.
4 Ensure an appropriate debt repayment programme is in place.	A debt repayment program is in place and is reviewed by the board annually.	DSPL's current debt repayment plan is to direct any available funds, after expenses, to debt reduction. DSPL borrowings have increased in the short-term, noting higher interest rates and capital expenditure. DSPL's long-term plan is to reduce debt. The plan will be reviewed as part of the preparation and finalisation of the FY2026 Statement of Intent and the financial forecasts included therein.
5 Ensure Statement of Intent is consistent with objectives of the shareholder.	A draft 2025/2026 Statement of Intent will be submitted to the shareholder by 1 March 2025.	In progress. A draft 2026 Statement of Intent is under development.

Dunedin Stadium Property Limited

Statement of service performance For the six months ending 31 December 2024

- | | | | |
|---|--|--|--|
| 6 | Contribute to Council's Carbon Neutrality initiatives. | Refine and continue to implement DSPL's carbon emissions strategy and achieve and publicly report progress against our targets | DSPL continues to implement its strategy. Carbon emission impacts are now considered as part of all capital expenditure proposals and opportunities to reduce carbon emissions have been identified. No formal targets were set for FY2025 |
| | | Refine and continue to implement DSPL's waste reduction strategy and achieve and publicly report progress against our targets. | DSPL continues to implement its strategy. Waste impacts are now considered as part of all capital expenditure proposals. No formal targets were set for FY2025. |
| | | Measure and publicly report our Greenhouse Gas (GHG) emissions, and progress towards our emissions and waste reduction strategies and targets, in our Annual Report. | DSPL does not report a GHG emissions footprint because all emissions associated with Forsyth Barr Stadium are measured and reported by sister company Dunedin Venues Management Ltd. |
| | | Ensure that all direct employees are paid at living wage or above. | DSPL does not directly employ any staff. |
| 7 | Consult with the shareholder in a timely manner on DSPL strategic or operational matters which could compromise the Council's community outcomes. | No such matters that were not escalated to the shareholder in a timely manner. | There were no matters requiring escalation to the shareholder. |
| 8 | Report to the shareholder within 24 hours of the Board becoming aware of any substantive matter, including any matter likely to generate media coverage. | No such matters that were not reported to the shareholder within 24 hours. | There were no matters of substance to report to the shareholder. |

Financial forecasts

Financial forecasts are set in the Statement of Intent for the year ending 30 June 2025. The Company is on track to meet the financial forecasts set.

Dunedin Stadium Property Limited

Directory

Directors

William H Cockerill (Chair)
Susie J Johnstone
Timothy DR Loan
Greg Anderson
Christopher Milne

Registered Office

50 The Octagon
Dunedin 9016

Bankers

Westpac Banking Corporation

Solicitors

Anderson Lloyd

Tax Advisors

Deloitte

Auditor

Audit New Zealand on behalf of the Controller and Auditor-General