



Christchurch
City Holdings
Limited



PROPOSED BOND OFFER

CCHL Investor Presentation

20 March 2023



Arranger &
Joint Lead Manager



Joint Lead Manager



Financial Capital



Governance Capital



Human Capital



Infrastructure Capital



Social Capital



Natural Capital

WHOLLY OWNED SUBSIDIARY OF CHRISTCHURCH CITY COUNCIL



IMPORTANT NOTICE

- Christchurch City Holdings Limited (*CCHL* or *Parent*) is considering making an offer of unsecured, unsubordinated, fixed rate bonds (*Bonds*) in reliance upon the exclusion in clause 19 of schedule 1 of the Financial Markets Conduct Act 2013 (*FMCA*).
- No money is currently being sought and no Bonds can be applied for or acquired until an offer opens and the investor has received a copy of the offer documents in relation to those Bonds. If CCHL offers any Bonds, the offer will be made in accordance with the FMCA as an offer of debt securities. Investors can register their interest with the Joint Lead Managers or a financial adviser. Indications of interest will not involve an obligation or commitment of any kind.
- Except for the interest rate and maturity date, any Bonds will have identical rights, privileges, limitations and conditions as CCHL's existing unsecured, unsubordinated, fixed rate \$150 million listed retail bonds, which are quoted on the NZX Debt Market under the ticker code CCH020 (maturing 27 November 2024 and with a 3.58% fixed rate) (the *Quoted Bonds*).
- The Quoted Bonds are the only debt securities of CCHL that are currently quoted and in the same class as the Bonds. In addition to the Quoted Bonds, CCHL also has on issue \$150,000,000 3.01% unsecured, unsubordinated, fixed rate sustainability bonds maturing on 5 November 2026 which are quoted on the NZX Debt Market under the ticker code CCH030 (the *Sustainability Bonds*). The Sustainability Bonds are not in the same class as the Bonds or the Quoted Bonds.
- CCHL is subject to a disclosure obligation that requires it to notify certain material information to NZX Limited (*NZX*) for the purpose of that information being made available to participants in the market and that information can be found by visiting www.nzx.com/companies/CCH.
- Investors should look to the market price of the Quoted Bonds to find out how the market assesses the returns and risk premium for those Quoted Bonds.
- The proposed Bonds are expected to be quoted on the NZX Debt Market.



DISCLAIMER

- The information in this presentation is of a general nature and does not take into account your particular investment objectives, financial situation, tax position or circumstances. It does not constitute legal, financial, tax or investment advice or a recommendation from CCHL, the Arranger, any Joint Lead Manager, or any of their respective directors, officers, employees, agents or advisors to purchase any Bonds, and should not be relied on in connection with any contract or commitment whatsoever. Recipients of this presentation must make their own independent investigation and assessment of the financial condition and affairs of CCHL before deciding whether or not to invest in the Bonds.
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- The information in this presentation should be considered in conjunction with CCHL's audited consolidated financial statements for the year to 30 June 2022, its unaudited consolidated interim financial statements for the six months ended 31 December 2022, and CCHL's NZX market releases which are available at <https://www.nzx.com/companies/CCH/announcements>.
- Any internet site addresses provided in this presentation are for reference only and, except as stated otherwise, the content of such internet site is not incorporated by reference into and does not form part of this presentation.
- All currency amounts are in New Zealand dollars unless otherwise stated.



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Limited

AGENDA

- 1 Overview of CCHL Group
- 2 Portfolio Update
- 3 Financial Overview (Group & Parent)
- 4 Funding Programme (Parent)
- 5 Key Credit Highlights



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OVERVIEW OF CCHL GROUP

- Role
- Operating Subsidiaries
- Sustainability
- CCHL Strategic Review





CCHL's ROLE

- 100% owned by Christchurch City Council (*Council*) – established 1993.
- Core role is to provide a separate and non-political framework for Council Controlled Trading Organisations (*CCTOs*).
- Owns and monitors Council's investment in six main trading businesses.
- Dividend distributions to Council moderate rates (property tax) charges and/or Council borrowing.
- CCHL Credit Rating: AA / Stable (S&P Global).

Group assets have a key infrastructure focus.

Group activity enhances the economic, social and environmental well-being of the region.



OPERATING SUBSIDIARIES

Ports

- Christchurch International Airport Limited – airport operator.
- Lyttelton Port Company Limited – sea port and inland distribution centres.

Networks

- Orion New Zealand Limited – electricity distribution network.
- Enable Services Limited – fibre-optic network.

Services

- Citycare Limited – property and water infrastructure services.
- EcoCentral Limited – waste handling and recycling.

Other ¹

- RBL Property Limited – residual land holdings arising from former transport services business (sold in FY21).
- Development Christchurch Limited – residual land holdings and other investments arising from former urban development activity.

¹ Neither of these is material to the CCHL Group



CCHL SUSTAINABILITY

- Sustainable Finance Framework adopted in October 2021 and first Sustainability Bond issued in November 2021.
- CCHL released its first Annual Sustainable Finance Report in September 2022.
<https://www.cchl.co.nz/uploads/images/CCHL-Annual-Sustainable-Finance-Report-30-June-2022.pdf>.
- Science-based Greenhouse Gas (*GHG*) emissions targets set across the Group, aligned to Council's "net zero by 2030" goal.
- Subsidiary GHG emission footprints/inventories completed in FY22 and independently verified by industry experts against recognised standards (via annual GHG audit process).
- Group GHG emissions are now reported quarterly (since the quarter ended 30-Sept-22), and will be published by individual subsidiaries in their FY23 Annual Reports.
- CCHL Group GHG reduction plan being developed and due to be finalised by end of April 2023.

CCHL STRATEGIC REVIEW

- Council and CCHL are conducting a Strategic Review of CCHL, which will clarify Council's goals and priorities for CCHL and its infrastructure investment (last reviewed in 2016).
- Following an initial report by Northington Partners:
 - Council has re-affirmed CCHL's role - to provide a separate and non-political framework for the ownership of Council's key infrastructure assets.
 - Board composition has been adjusted - Councillor Directors reduced from 4 to 2; Independent Directors increased from 4 to 6 (Council Policy amended).
- The next stage of the Review is for Council to determine its key value objectives for the commercial assets it holds through CCHL on behalf of ratepayers and CCHL's role in managing them.
- Draft outcomes to be presented to Council in September 2023 to be considered in its next Long Term Plan (effective July 2024).



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PORTFOLIO UPDATE

- Christchurch International Airport Limited (CIAL)
- Lyttelton Port Company Limited (LPC)
- Orion New Zealand Limited (ONZ)
- Enable Services Limited (ESL)

These subsidiaries represent 95% of Group Assets (as at 30 June 2022).





CHRISTCHURCH AIRPORT

\$m	FY18	FY19	FY20	FY21	FY22
Revenue	236.6	200.6	179.3	189.5	187.3
NPAT	88.7	57.5	47.8	38.7	59.5
Assets	1,614.3	1,731.0	1,871.7	1,989.2	2,148.4
Equity	1,023.3	1,052.0	1,079.6	1,200.6	1,386.1
Dividends	39.3	44.8	41.4	-	6.8

- 75% owned by CCHL (balance by the Crown).
- CIAL owns and operates NZ's second busiest airport (by passengers), and a portfolio of surrounding commercial and industrial properties.
- 3.26 million passengers through the CIAL terminals in FY22 (c.46% of pre-COVID levels).
- Investment property represents 33% of total CIAL assets (as at 30 June 2022 market valuations).
- Credit rating upgrade to A- (stable outlook) in Dec 2022.



Lpc

Lyttelton
Port of
Christchurch

\$m	FY18	FY19	FY20	FY21	FY22
Revenue	122.2	166.8	128.3	142.2	161.7
NPAT	12.2	42.2	(152.8)	16.0	18.9
Assets	513.5	584.2	555.9	589.9	621.9
Equity	482.3	516.9	356.1	364.2	377.8
Dividends	8.6	7.0	6.8	10.0	10.0

- 100% owned by CCHL.
- LPC owns and operates the country's third largest port (by container volume), including two "inland port" distribution centres.
- 502,210+ TEU containerised volume handled by LPC in FY22 (increase of 14.5% vs. FY21).
- NPAT in FY22 starting to show benefit of new pricing regime.



Orion

\$m	FY18	FY19	FY20	FY21	FY22
Revenue	321.9	325.6	307.7	301.7	310.6
NPAT	53.3	47.9	48.3	33.2	32.6
Assets	1,180.2	1,208.6	1,243.2	1,280.7	1,480.6
Equity	671.0	665.9	671.5	678.2	792.6
Dividends	55.0	53.0	47.0	30.0	31.0

- 89.3% owned by CCHL (balance by Selwyn District Council).
- Financial years are to 31 March.
- ONZ owns & operates NZ's 3rd largest electricity distribution network (by customers and system length), in Christchurch and central Canterbury.
- 215,700 homes & businesses to which Orion distributes power (March 2022).
- Lower NPAT from FY21 driven by regulatory framework – the most recent price path began in 2020 for the 5 years to FY25.



enable
fibre broadband

\$m	FY18	FY19	FY20	FY21	FY22
Revenue	48.5	58.8	77.0	84.4	94.6
NPAT	(3.8)	10.8	11.3	15.8	22.4
Assets	523.5	548.5	663.7	739.3	750.9
Equity	213.0	228.0	311.3	357.4	359.9
Dividends	-	-	-	18.0	20.0

- 100% owned by CCHL.
- ESL (through its subsidiary, Enable Networks Limited (*ENL*)*) owns and operates the ultra-fast broadband fibre network across greater Christchurch and parts of the Selwyn & Waimakariri Districts.
- Current customer base is 147,000 (as at December 2022). The network passes over 207,000 homes, businesses and schools.
- NPAT reflects year-on-year growth in customer base as the network has been developed – first dividend paid in FY21.

** The Crown holds 1 share in ENL which does not confer on it any voting rights or rights to dividends but gives the Crown rights of control over ENL's business activities under certain circumstances (as set out in ENL's constitution).*



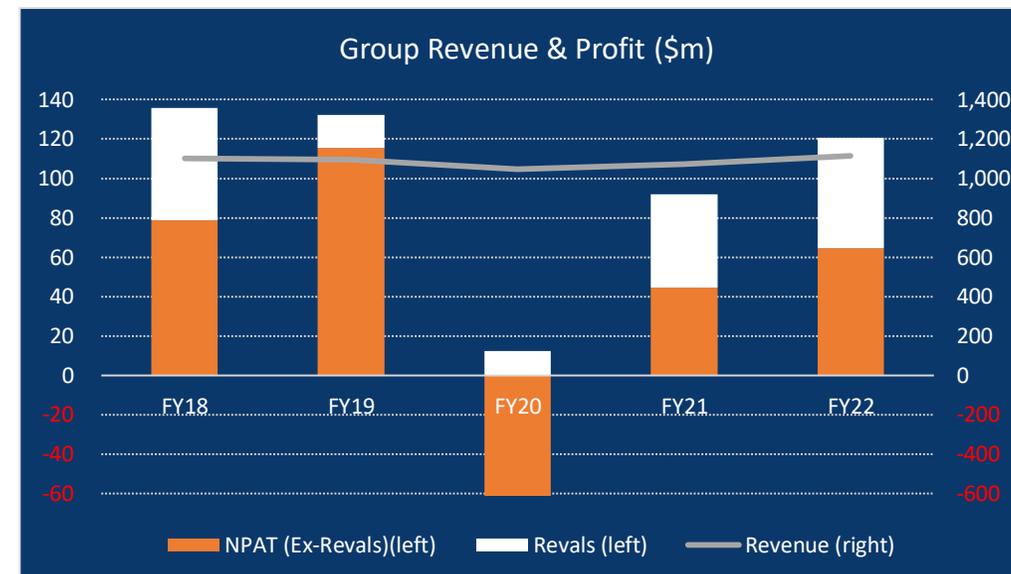
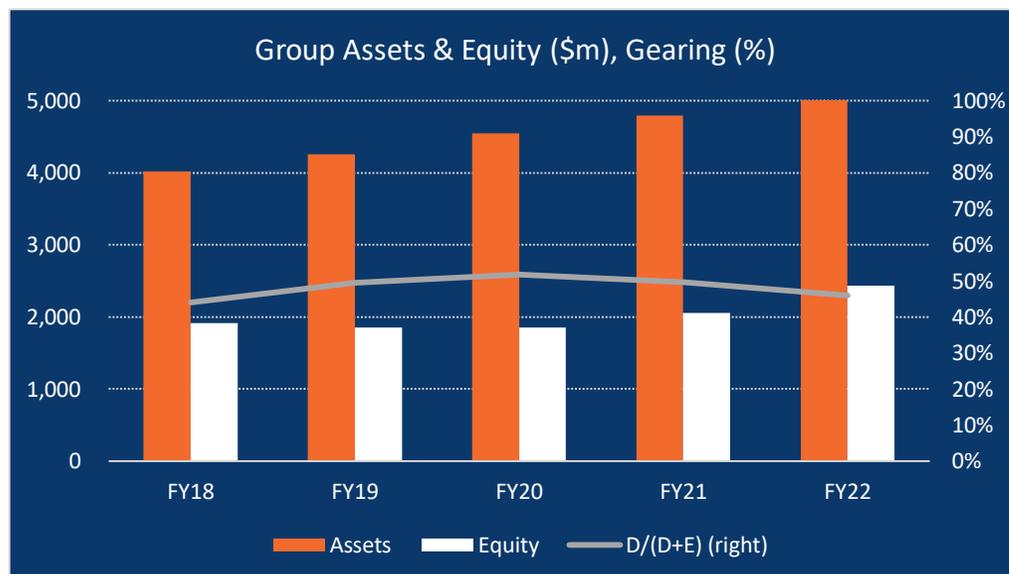
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FINANCIAL OVERVIEW

Group, Parent, Financial Covenants



GROUP FINANCIAL OVERVIEW

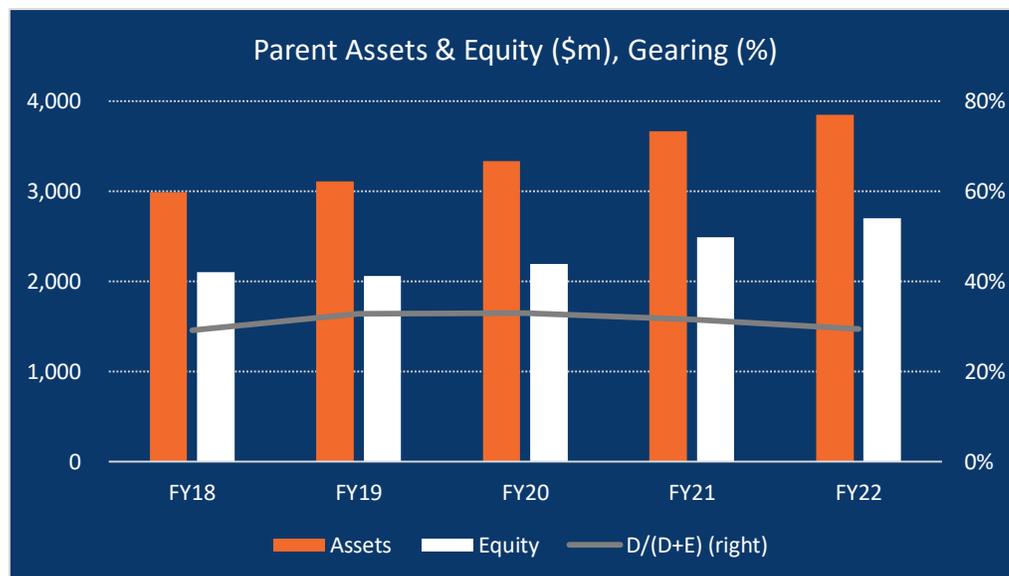


- Steady and significant growth in Group assets.
- Gearing includes the impact of capital release from CCHL (Parent) to Council to support earthquake recovery (FY16-FY19).

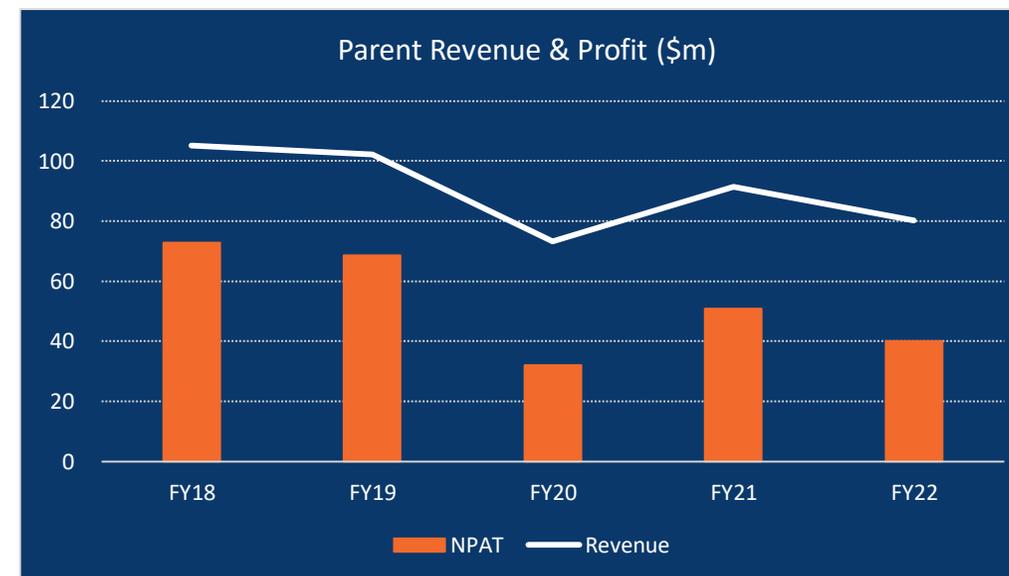
- FY20 loss driven by LPC asset impairment.
- Most significant COVID impact was on CIAL passenger volumes (Group NPAT reflects lower aeronautical revenues off-set by investment property revaluations).

Group Interim Result (31-Dec-22): operating revenue \$696.5m; total assets \$5.4bn; equity \$2.5bn; NPAT \$55.3m

PARENT FINANCIAL OVERVIEW



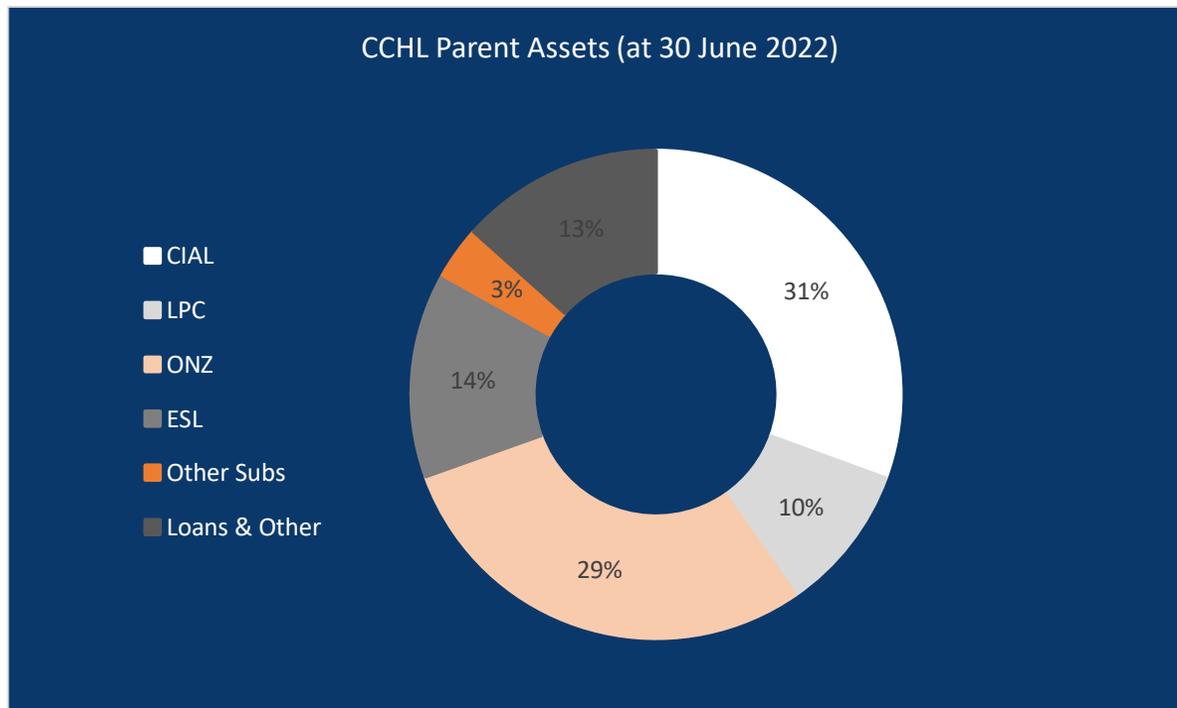
- Asset growth mirrors Group pattern.
- Gearing calculated on net debt (i.e. total debt less on-lending to fully-owned subsidiaries).
- Net debt reduction is planned at Parent level, reducing Parent gearing over the SOI period.



- Revenue includes interest income from intra-group lending, as well as dividend income.
- Diversified portfolio helped reduce COVID impact.
- Commencement of ESL dividend from FY21 provides diversification.

Parent Interim Result (31-Dec-22): operating revenue \$46.1m; NPAT \$33.3m; total assets \$4.0bn; equity \$2.7bn

PARENT ASSETS

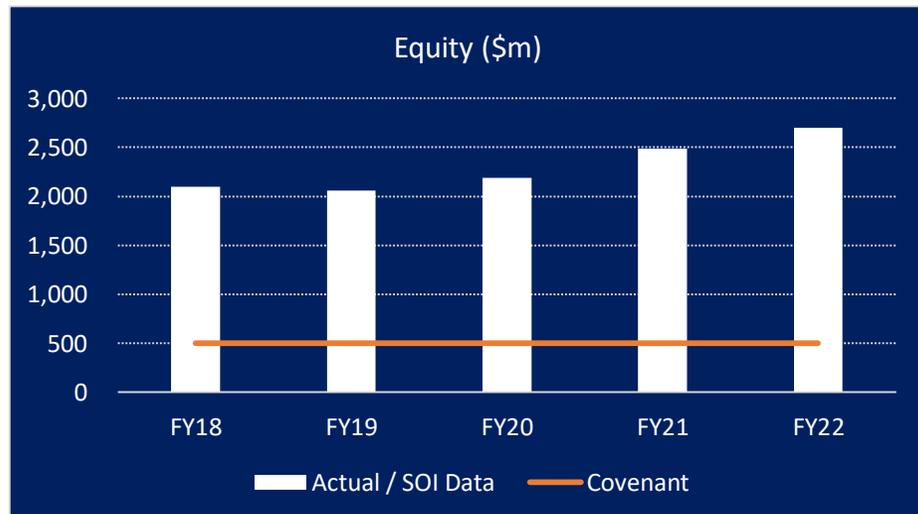
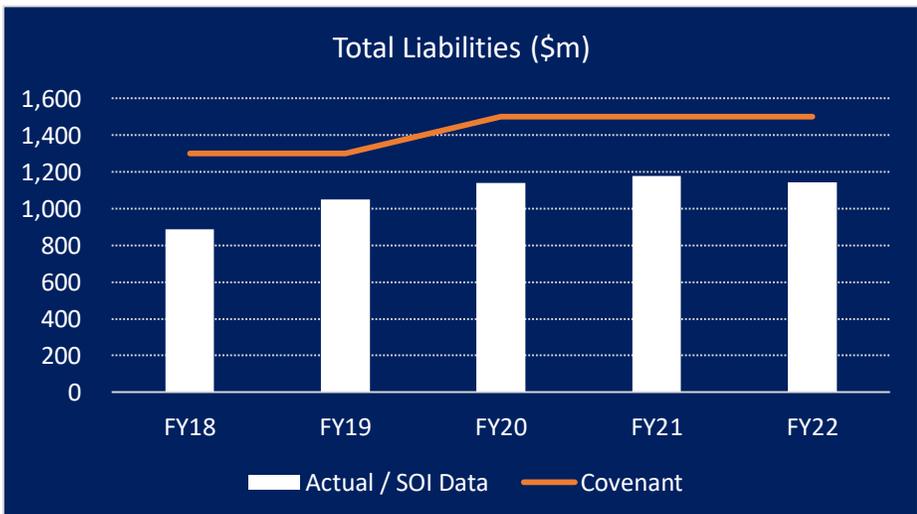
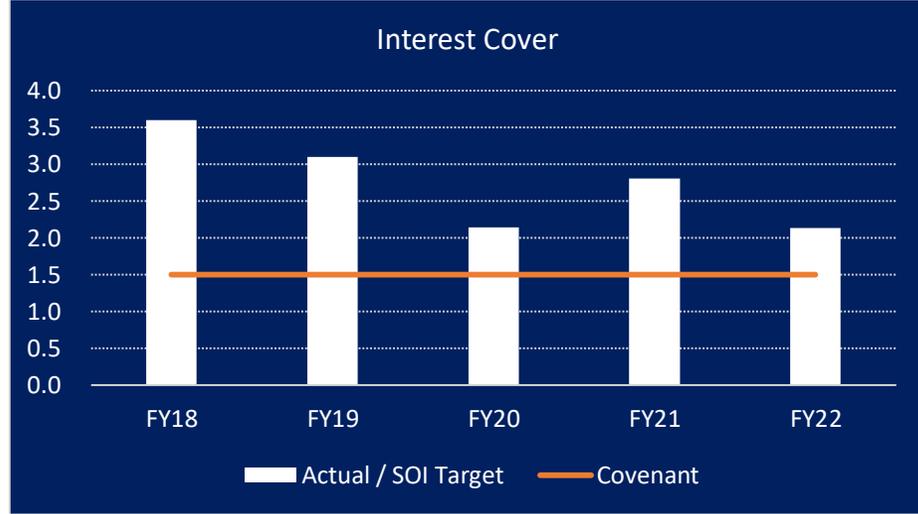
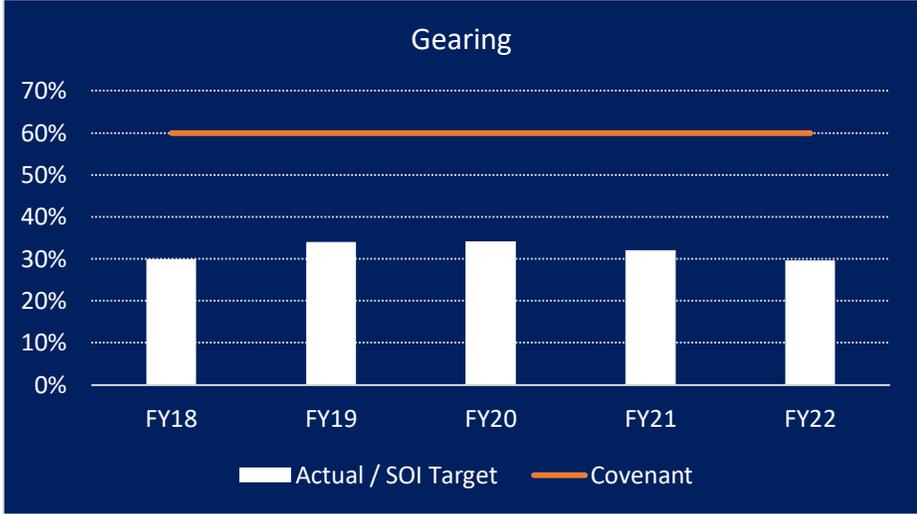


Infrastructure Focus

- Over 95% of CCHL's equity value in its subsidiaries is in the main four infrastructure companies (CIAL, LPC, ONZ, and ESL).
- Standard & Poor's credit rating upgraded in December 2022 to AA (Stable).



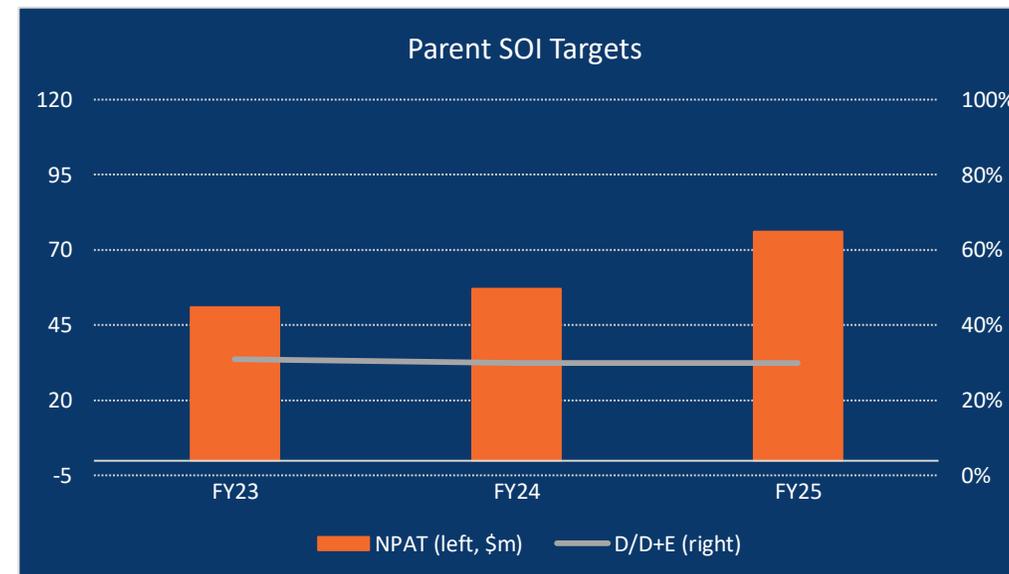
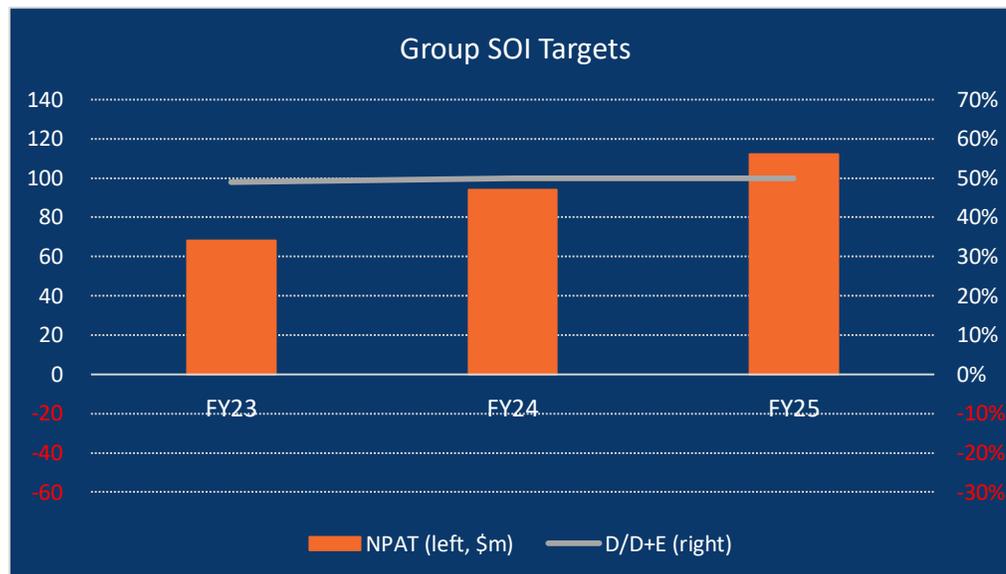
PARENT FINANCIAL COVENANTS



Projected Financial Information

- This Financial Overview section contains financial projections for the three financial years ending 30 June 2023 to 30 June 2025. These projections are all based on the information in CCHL's current Statement of Intent (SOI) issued June 2022.
- SOIs are updated annually - updated projections for financial years ending 30 June 2024 to 2026 (inclusive) will be adopted and published by 30 June 2023.
- Preliminary information from CCTOs indicates that post-COVID economic headwinds (including inflation, labour market constraints, and higher interest rates) will continue to affect the Group over this new SOI period. This includes the NPAT Targets and forecast dividends that CCHL will receive from CCTOs over this period.
- The process for finalising SOIs is:
 - All draft SOIs must be approved and provided to Council for feedback by 31 March 2023.
 - Final SOIs (reflecting Council's feedback) must be adopted and published by 30 June 2023.

SOI Targets from June 2022 Published SOIs



- NPAT targets exclude annual investment property revaluations

SOI Targets are being updated for FY24-FY26 (to be finalised 30 June 2023)

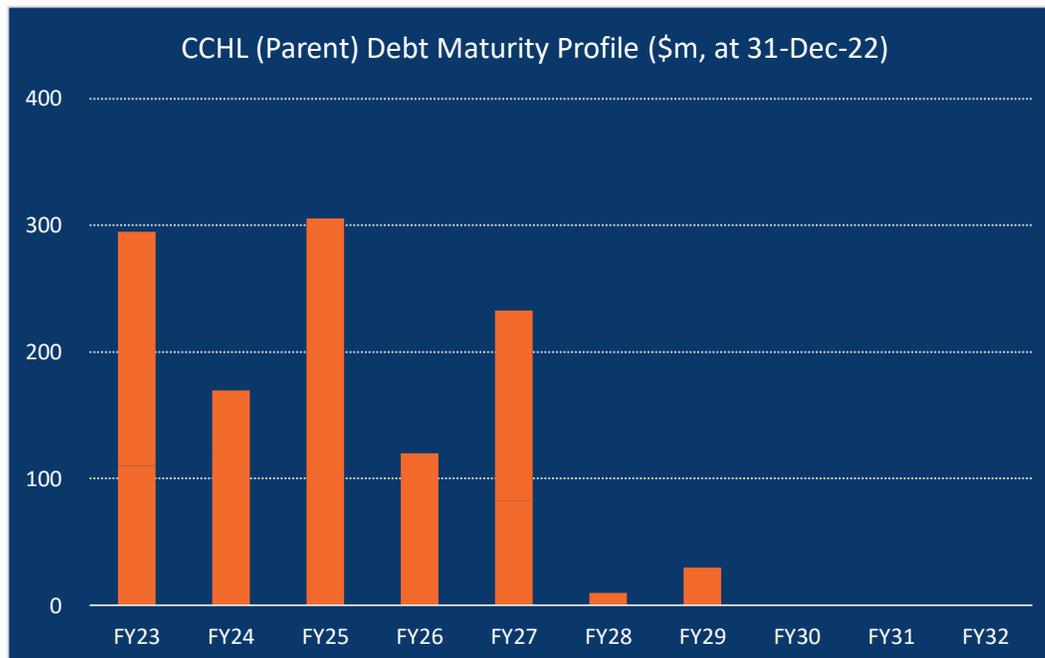


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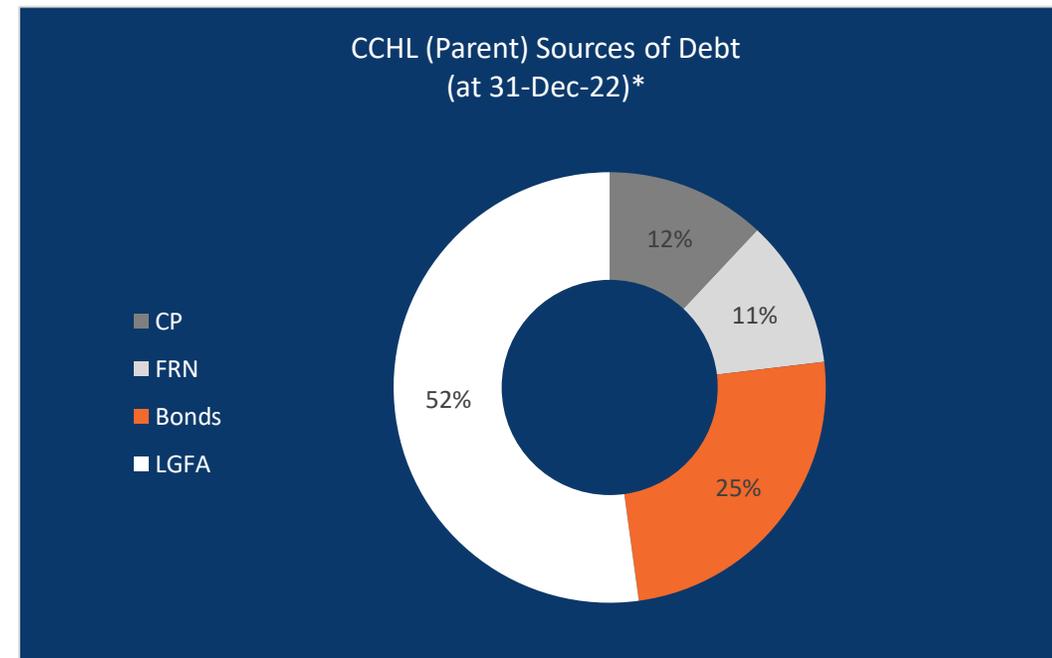
FUNDING PROGRAMME (Parent)



PARENT DEBT



- Maturity concentration in FY23 largely reflects short term funding used to refinance the bond maturity of \$150m in Dec-22. The proposed offer will be used to repay that short term funding.
- CCHL wants to maintain a bond “curve” for the foreseeable future, to ensure diversity of funding.
- Credit-worthiness is supported by uncalled capital from Council - \$1.5bn as at 31-Dec-22, which exceeds current debt of \$1.2bn.



- Largest source of funding is from LGFA, accessed via Council.
- Proceeds from any proposed Bonds would be used to reduce CP and LGFA funding.
- Liquidity supported by \$100m of committed bank facilities (undrawn).

* CP = Commercial Paper; FRN = Floating Rate Notes; LGFA = Local Government Funding Agency.

KEY CREDIT HIGHLIGHTS

- Resilient investment portfolio with diverse asset & revenue base.
- Unique premium regional infrastructure assets.
- Long term intergenerational asset management approach.
- Economic recovery post pandemic.
- Strong corporate governance framework and sustainability focus.
- Strong credit rating: AA (stable) (S&P Global), reflecting Council Ownership.



Christchurch City Holdings Limited



Indicative Terms Sheet

Due

6 April 2028

**Up to \$100,000,000 Unsecured, Unsubordinated, Fixed Rate Bonds
(plus up to \$50,000,000 of oversubscriptions)**

Dated 28 March 2023



Arranger and Joint Lead Manager



Joint Lead Manager



Indicative Terms Sheet

This Terms Sheet is prepared in respect of an offer by Christchurch City Holdings Limited (CCHL) of up to \$100,000,000 unsecured, unsubordinated fixed rate bonds (the Bonds) (with the ability to accept up to \$50,000,000 in oversubscriptions at CCHL's discretion) under its master trust deed dated 15 November 2017 (as amended and restated from time to time), as modified and supplemented by the supplemental trust deed dated 28 March 2023 entered into between CCHL and Public Trust (the Supervisor) (together, the Trust Documents).

Important Notice

The offer of Bonds is being made in reliance upon the exclusion in clause 19 of schedule 1 of the Financial Markets Conduct Act 2013 (FMCA). Except for the interest rate and maturity date, the Bonds will have identical rights, privileges, limitations and conditions as CCHL's \$150,000,000 3.58% unsecured, unsubordinated, fixed rate bonds maturing on 27 November 2024 which are quoted on the NZX Debt Market under the ticker code CCH020 (the Quoted Bonds).

The Bonds are of the same class as the Quoted Bonds for the purposes of the FMCA and the Financial Markets Conduct Regulations 2014.

CCHL is subject to a disclosure obligation that requires it to notify certain material information to NZX Limited (NZX) for the purpose of that information being made available to participants in the market and that information can be found by visiting www.nzx.com/companies/CCH.

The Quoted Bonds are the only debt securities of CCHL that are currently quoted and in the same class as the Bonds. In addition to the Quoted Bonds, CCHL also has on issue \$150,000,000 3.01% unsecured, unsubordinated, fixed rate sustainability bonds maturing on 5 November 2026 which are quoted on the NZX Debt Market under the ticker code CCH030 (the Sustainability Bonds). The Sustainability Bonds are not in the same class as the Bonds or the Quoted Bonds.

Investors should look to the market price of the Quoted Bonds to find out how the market assesses the returns and risk premium for those Quoted Bonds.

Key Terms

Issuer	Christchurch City Holdings Limited.	
Instrument	Unsecured, unsubordinated, fixed rate bonds.	
Status	The principal amounts of, and interest on, the Bonds will rank at least equally with all present and future unsecured and unsubordinated indebtedness of CCHL (except indebtedness preferred by law and subject to laws affecting creditors' rights generally and equitable principles of general application).	
Purpose	The key purpose of the offer is to further diversify CCHL's source of debt funding. The proceeds of the offer will be used to repay bridging finance CCHL used to repay CCHL's bonds which matured on 6 December 2022 (which were quoted on the NZX Debt Market under the ticker code CCH010).	
Credit Ratings	CCHL Credit Rating	Expected Issue Credit Rating
	AA (stable) S&P Global Ratings	AA S&P Global Ratings

	<p>Further information about S&P Global Ratings' credit rating scale is available at www.standardandpoors.com. A credit rating is not a recommendation to invest in the Bonds and may be subject to revision, suspension or withdrawal at any time.</p>
Uncalled Capital	<p>CCHL is a wholly owned subsidiary of the Christchurch City Council (the Council). The Council provides financial support to CCHL through its subscription for uncalled capital. Under the Trust Documents, CCHL must ensure that its Total Liabilities do not exceed the aggregate of:</p> <ul style="list-style-type: none"> - the amount that is uncalled and unpaid in respect of shares in CCHL that are legally and beneficially owned by the Council; and - the principal amount of all loans made by CCHL to the Council that are repayable within seven days of demand by CCHL of repayment. <p>As at the date of this Terms Sheet, the amount of Council uncalled capital was \$1.5bn and there were no loans made by CCHL to the Council.</p> <p>The Council does not guarantee CCHL's obligations under the Bonds and the Bonds are not guaranteed by any person.</p> <p>Bondholders may vote for CCHL to call the uncalled capital (in whole or in part). However any such request can only be made by the Supervisor after the occurrence of an Event of Default. Amounts paid by the Council are available for all creditors of CCHL.</p> <p>More information on the uncalled capital is contained in the Trust Documents.</p>
Issue Amount	Up to \$100,000,000 plus oversubscriptions.
Oversubscriptions	Up to \$50,000,000 at the discretion of CCHL.
Opening Date	Tuesday, 28 March 2023.
Closing Date	10.00am (New Zealand time) Thursday, 30 March 2023.
Rate Set Date	Thursday, 30 March 2023.
Issue and Allotment Date	Thursday, 6 April 2023.
Maturity Date	Thursday, 6 April 2028.
Interest Rate	The Interest Rate will be determined by CCHL in conjunction with the Joint Lead Managers following the bookbuild as the sum of the Swap Rate and the actual Margin (which may be above or below the indicative margin range below). The Interest Rate will be announced by CCHL via NZX on or about the Rate Set Date.
Indicative Margin	0.70% - 0.77% per annum.
Swap Rate	The semi-annual mid-market swap rate for an interest rate swap of a term and start date matching the period from the Issue Date to the Maturity Date as calculated by the Arranger in accordance with market convention with reference to Bloomberg page ICNZ4 on the Rate Set Date and expressed on a semi-annual basis, rounded to 3 decimal places, if necessary with 0.0005 being rounded up.
Interest Payments	Interest will be paid semi-annually (half annual amount) in arrear in equal amounts on 6 April and 6 October of each year until and including the Maturity Date (the Interest Payment Dates). If an Interest Payment Date is not a Business Day, the relevant payment will be made on the next day which is a Business Day. The first Interest Payment Date will be 6 October 2023.
Issue Price	Par (\$1.00).
Minimum Subscription Amount and Minimum Holding Amount	The minimum subscription amount and minimum holding amount in respect of the Bond is \$5,000 and multiples of \$1,000 thereafter.
Financial Covenants	<p>CCHL has agreed that, for so long as any bonds issued under the Trust Documents (including the Bonds) are outstanding:</p> <ul style="list-style-type: none"> • its Total Liabilities will not exceed 60% of its Total Tangible Assets; • the ratio of EBIT to Interest and Financing Costs will not be less than 1.5:1; and

	<ul style="list-style-type: none"> Shareholders' Funds will not be less than \$500m. <p>More information on the financial covenants and how they are calculated is contained in the Trust Documents.</p>
Negative Pledge	<p>CCHL has agreed that it will not create any security over its assets. This negative pledge is subject to certain exclusions, including:</p> <ul style="list-style-type: none"> security interests created with the Supervisor's consent; and security interests in respect of which the aggregate principal amount of indebtedness so secured by all security interests permitted under this exclusion does not exceed 5% of CCHL's Total Tangible Assets at that time. <p>More information on the negative pledge and the exceptions to the negative pledge is contained in the Trust Documents.</p>
Early redemption	The Bonds cannot be redeemed prior to the Maturity Date, unless an Event of Default occurs (as described below).
Events of Default	<p>The Events of Default are contained in clause 17 of the Master Trust Deed. They include:</p> <ul style="list-style-type: none"> a failure by CCHL to make a payment on the Bonds; a material misrepresentation by CCHL; a breach of the financial covenants set out in the Trust Documents; and insolvency events that affect CCHL. <p>If an Event of Default occurs and is continuing, the Supervisor may, in its discretion, and must immediately upon being directed to do so by an extraordinary resolution of Bondholders, declare the principal amount and any accrued interest on the Bonds immediately due and payable. If this occurs, CCHL will be obliged to repay holders of the Bonds the principal amount of their Bonds and any outstanding interest due on their Bonds. The Supplemental Trust Deed sets out how the amount of any outstanding interest would be calculated in such an event.</p> <p>More information on the Events of Default is contained in the Trust Documents.</p>
Business Day Convention	Following Business Day (unadjusted).
Record Date	10 days before the due date for a payment, or if that day is not a Business Day, the immediately preceding Business Day.
Business Days	A day (other than a Saturday or Sunday) on which registered banks are generally open for business in Christchurch, Auckland and Wellington except that in the context of the NZX Listing Rules it means a day on which the NZX Debt Market is open for trading.
ISIN	NZCCHDT901C1
Quotation	<p>Application has been made to NZX Limited (NZX) for permission to quote the Bonds on the NZX Debt Market and all the requirements of NZX relating to that quotation that can be complied with on or before the date of distribution of this Terms Sheet have been complied with. However, the Bonds have not yet been approved for trading and NZX accepts no responsibility for any statement in this Terms Sheet. NZX is a licensed market operator, and the NZX Debt Market is a licensed market, under the FMCA.</p> <p>Ticker code CCH040 has been reserved for the Bonds.</p>
Expected date of quotation and trading on the NZX Debt Market	It is expected that quotation of the Bonds on the NZX Debt Market will occur on Tuesday, 11 April 2023.
Approved Issuer Levy	CCHL proposes to register the Bonds for approved issuer levy (AIL) and, where it is eligible to do so in respect of interest paid to a non-resident Bondholder that is subject to the non-resident withholding tax rules (and unless otherwise elected by the Bondholder), to pay AIL in lieu of deducting non-resident withholding tax. If the Bonds qualify for the 0% rate of AIL, CCHL intends to apply the 0% rate, otherwise it will apply AIL at the applicable rate. The amount of any AIL paid will be deducted from payments to Investors.
Trust Documents	Master Trust Deed dated 15 November 2017 as amended on or about 18 November 2020.

	Supplemental Trust Deed dated 28 March 2023.
Registrar and Paying Agent Register	Computershare Investor Services Limited. The Bonds will be accepted for settlement within the NZClear system.
Repo Eligibility	CCHL intends to apply to the Reserve Bank of New Zealand for the Bonds to be included as eligible securities for Domestic Market Operations.
Arranger	Westpac Banking Corporation (ABN 33 007 457 141) (acting through its New Zealand Branch) (Westpac).
Joint Lead Managers	ANZ Bank New Zealand Limited. Westpac.
Supervisor	Public Trust.
Governing Law	New Zealand.
Who May Apply	<p>There is no public pool for the offer, with 100% of the Bonds reserved for clients of the Joint Lead Managers, NZX participants, other approved financial intermediaries and institutional investors.</p> <p>Investors wishing to purchase the Bonds should contact their broker or financial adviser. In respect of any oversubscriptions or generally, any allotment of Bonds will be at CCHL's discretion, in consultation with the Joint Lead Managers. CCHL reserves the right to refuse to make any allotment (or part thereof) without giving any reason.</p> <p>Each investor's broker or financial adviser will be able to advise them as to what arrangements will need to be put in place for the investor to trade the Bonds including obtaining a common shareholder number (CSN), an authorisation code (FIN) and opening an account with a primary market participant as well as the costs and timeframes for putting such arrangements in place.</p>
Selling Restrictions	<p>This is an offer of Bonds to institutional investors and members of the public who are resident in New Zealand and certain overseas institutional investors only.</p> <p>CCHL has not taken and will not take any action which would permit a public offering of Bonds, or possession or distribution of any offering material in respect of the Bonds, in any country or jurisdiction where action for that purpose is required (other than New Zealand).</p> <p>The Bonds may only be offered for sale or sold in a jurisdiction in compliance with all applicable laws and regulations in that jurisdiction in which they are offered, sold or delivered.</p> <p>In addition, the selling restrictions contained in the schedule to this Terms Sheet apply. By subscribing for or purchasing any Bonds, each Bondholder agrees to indemnify CCHL, the Joint Lead Managers and the Supervisor and each of their respective directors, officers, employees and agents (each an Indemnified Party) for any liability, cost, loss or damages (including without limitation reasonable legal costs and expenses on a full indemnity basis) sustained or incurred by an Indemnified Party as a result of the breach by that Bondholder of the selling restrictions referred to in this section and set out in the schedule to this Terms Sheet.</p>
Singapore Securities and Futures Act Product Classification	Singapore Securities and Futures Act Product Classification – Solely for the purposes of its obligations pursuant to sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act 2001 (Singapore), as modified or amended from time to time (the SFA), CCHL has determined, and hereby notifies all relevant persons (as defined in Section 309A of the SFA) that the Bonds are "prescribed capital markets products" (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018 (Singapore)).

The dates and times set out in this Terms Sheet are indicative only and are subject to change. CCHL has the right in its absolute discretion and without notice to close the offer early, to extend the Closing Date, or to choose not to proceed with the offer. If the Closing Date is extended, subsequent dates may be extended accordingly.

Any internet site addresses provided in this Terms Sheet are for reference only and, except as expressly stated otherwise, the content of any such internet site is not incorporated by reference into, and does not form part of, this Terms Sheet.

Capitalised terms used but not defined in the Terms Sheet have the meaning given to them in the Trust Documents.

Copies of the Trust Documents are available on the website (managed by CCHL) for the offer of the Bonds www.cchl.co.nz/bond-offer.

Investors are personally responsible for ensuring compliance with all relevant laws and regulations applicable to them (including any required registrations). Investors should seek qualified, independent legal, financial and taxation advice before deciding to invest.

For further information regarding CCHL, visit <https://www.nzx.com/companies/CCH>.

Address Details

Issuer

Christchurch City Holding Limited
Level 1, Deloitte House
151 Cambridge Terrace
Christchurch 8013

Arranger

and Joint Lead Manager

Westpac Banking Corporation
(ABN 33 007 457 141)
(acting through its New Zealand branch)
Westpac on Takutai Square
Level 8, 16 Takutai Square
Auckland 1010

Joint Lead Manager

ANZ Bank New Zealand Limited
Level 10, ANZ Centre
171 Featherston Street
Wellington 6011

Important Information

The Arranger and Joint Lead Managers and their respective directors, officers, employees and agents: (a) have not authorised or caused the issue of, or made any statement in, any part of this Terms Sheet, (b) do not make any representation, recommendation or warranty, express or implied regarding the origin, validity, accuracy, adequacy, reasonableness or completeness of, or any errors or omissions in, any information, statement or opinion contained in this Terms Sheet, and (c) to the extent permitted by law, do not accept responsibility or liability for this Terms Sheet or for any loss arising from this Terms Sheet or its contents or otherwise arising in connection with the offer of Bonds. This Terms Sheet does not constitute financial advice or a recommendation from the Arranger or the Joint Lead Managers or any of their respective directors, officers, employees and agents to purchase any Bonds. You must make your own independent investigation and assessment of the financial condition and affairs of CCHL before deciding whether or not to invest in the Bonds.

Schedule – Selling Restrictions

This is an offer of Bonds to institutional investors and members of the public who are resident in New Zealand and certain overseas institutional investors only.

CCHL has not taken and will not take any action which would permit a public offering of Bonds, or possession or distribution of any offering material in respect of the Bonds, in any country or jurisdiction where action for that purpose is required (other than New Zealand).

The Bonds may only be offered for sale or sold in a jurisdiction other than New Zealand in compliance with all applicable laws and regulations in any jurisdiction in which they are offered, sold or delivered.

Any information memorandum, disclosure statement, circular, advertisement or other offering material in respect of the Bonds may only be published, delivered or distributed in compliance with all applicable laws and regulations (including those of the country or jurisdiction in which the material is published, delivered or distributed).

There are specific selling restrictions that apply to an offer of the Bonds in the United States of America, European Economic Area, Switzerland, the United Kingdom, Australia, Hong Kong, Japan, Singapore, Korea, United Arab Emirates, Dubai International Financial Centre and Abu Dhabi Global Market. These selling restrictions do not apply to an offer of the Bonds in New Zealand.

These selling restrictions may be modified by CCHL and the Joint Lead Managers, including following a change in a relevant law, regulation or directive. Persons into whose hands the Terms Sheet comes are, and each Bondholder is, required by CCHL and the Joint Lead Managers to comply with all applicable laws and regulations in each country or jurisdiction in or from which they purchase, offer, sell or deliver Bonds or have in their possession or distribute such offering material, in all cases at their own expense.

United States of America

The Bonds have not been and will not be registered under the Securities Act of 1933, as amended (the Securities Act) and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act (Regulation S)) except in accordance with Regulation S or pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act.

None of CCHL, any Joint Lead Manager nor any person acting on its or their behalf has engaged or will engage in any directed selling efforts (as defined in Regulation S) in relation to the Bonds, and each of CCHL and the Joint Lead Managers have complied and will comply with the offering restrictions requirements of Regulation S.

The Bonds will not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (i) as part of their

distribution at any time, or (ii) otherwise until forty days after the completion of the distribution of all of those Bonds, as determined and certified by the Joint Lead Managers, except in accordance with Rule 903 of Regulation S. Any Bonds sold to any distributor, dealer or person receiving a selling concession, fee or other remuneration during the distribution compliance period require a confirmation or notice to the purchaser at or prior to the confirmation of the sale to substantially the following effect:

"The Bonds covered hereby have not been registered under the United States Securities Act of 1933, as amended (the 'Securities Act') or with any securities regulatory authority of any state or other jurisdiction of the United States and may not be offered or sold within the United States or to or for the account or benefit of U.S. persons (as defined in Regulation S under the Securities Act) (i) as part of their distribution at any time or (ii) otherwise until forty days after the later of the commencement of the offering of the Bonds and the closing date except in either case pursuant to a valid exemption from registration in accordance with Regulation S under the Securities Act. Terms used above have the meaning given to them by Regulation S."

Until forty days after the completion of the distribution of all of the Bonds, an offer or sale of the Bonds within the United States by the Joint Lead Managers or any dealer or other distributor (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with Regulation S.

United Kingdom

Prohibition of Sales to UK Retail Investors

No Bonds have been offered and no Bonds will be offered that are the subject of the offering contemplated by this Terms Sheet in relation thereto to the public in the United Kingdom except that it may make an offer of such Bonds to the public in the United Kingdom:

- (a) to any legal entity which is a qualified investor as defined in Article 2 of the UK Prospectus Regulation;
- (b) to fewer than 150 natural or legal persons (other than qualified investors as defined in Article 2 of the UK Prospectus Regulation) in the United Kingdom subject to obtaining the prior consent of the relevant Joint Lead Manager for any such offer; or
- (c) in any other circumstances falling within section 86 of the Financial Services and Markets Act 2000 (FSMA),

provided that no such offer of the Bonds shall require CCHL or any Joint Lead Manager to publish a prospectus pursuant to section 85 of the FSMA or supplement a prospectus pursuant to Article 23 of the UK Prospectus Regulation.

The expression offer of Bonds to the public in relation to any Bonds means the communication in any form and by any means of

sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds and the expression UK Prospectus Regulation means Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018.

Other UK Regulatory Restrictions

No communication, invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) has been or may be made or caused to be made or will be made in connection with the issue or sale of the Bonds in circumstances in which section 21(1) of the FSMA applies to CCHL.

All applicable provisions of the FSMA with respect to anything done by it in relation to the Bonds in, from or otherwise involving the United Kingdom, will be complied with.

Member States of the European Economic Area

In relation to each Member State of the European Economic Area, no Bonds have been offered and no Bonds will be offered that are the subject of the offering contemplated by this Terms Sheet in relation thereto to the public in that Member State except that an offer of Bonds to the public in the Member State may be made:

- (a) to any legal entity which is a qualified investor as defined in the EU Prospectus Regulation;
- (b) to fewer than 150 natural or legal persons (other than qualified investors as defined in the EU Prospectus Regulation) subject to obtaining the prior consent of the relevant Joint Lead Manager for any such offer; or
- (c) in any other circumstances falling within Article 1(4) of the EU Prospectus Regulation,

provided that no such offer of the Bonds shall require CCHL or any Joint Lead Manager to publish a prospectus pursuant to Article 3 of the EU Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the EU Prospectus Regulation.

The expression offer of the Bonds to the public in relation to any Bonds in any Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds and the expression EU Prospectus Regulation means Regulation (EU) 2017/1129 (as amended or superseded) and includes any relevant implementing measure in each Member State.

Switzerland

This Terms Sheet is not intended to constitute an offer or solicitation to purchase or invest in the Bonds. The Bonds may not be publicly offered, directly or indirectly, in Switzerland within the meaning of the Swiss Financial Services Act (FinSA) and no application has or will be made to admit the Bonds to trading on any trading venue (exchange or multilateral trading facility) in Switzerland. Neither this Terms Sheet nor any other offering or marketing material relating to the Bonds constitutes a prospectus pursuant to the FinSA, and

neither this Terms Sheet nor any other offering or marketing material relating to the Bonds may be publicly distributed or otherwise made publicly available in Switzerland.

The Bonds do not constitute collective investments within the meaning of the Collective Investment Schemes Act (CISA). Accordingly, holders of the Bonds do not benefit from protection under the CISA or from the supervision of the Swiss Financial Market Supervisory Authority. Investors are exposed to the default risk of the Issuer.

Australia

No prospectus or other disclosure document (as defined in the Corporations Act 2001 of Australia (Corporations Act 2001)) in relation to the Bonds (including the Terms Sheet) has been or will be lodged with or registered by the Australian Securities and Investments Commission (ASIC) or the Australian Securities Exchange Limited. No person may:

- (a) make or invite (directly or indirectly) an offer of the Bonds for issue, sale or purchase in, to or from Australia (including an offer or invitation which is received by a person in Australia); and
- (b) distribute or publish, any draft, preliminary or final form offering circular or memorandum, advertisement or other offering material relating to the Bonds in Australia,

unless:

- (i) the minimum aggregate consideration payable by each offeree or invitee is at least A\$500,000 (or its equivalent in other currencies, in either case, disregarding moneys lent by the offeror or its associates) or the offer or invitation otherwise does not require disclosure to investors in accordance with Part 6D.2 or Chapter 7 of the Corporations Act 2001;
- (ii) such action complies with all applicable laws, regulations and directives (including without limitation, the licensing requirements set out in Chapter 7 of the Corporations Act 2001);
- (iii) the offer or invitation is not made to a person who is a "retail client" within the meaning of section 761G of the Corporations Act 2001; and
- (iv) such action does not require any document to be lodged with, or registered by, ASIC.

Hong Kong

No Bonds have been offered or sold or will be or may be offered or sold in Hong Kong, by means of any document other than (a) to professional investors as defined in the Securities and Futures Ordinance (Cap. 571) of Hong Kong (the SFO) and any rules made under the SFO; or (b) in other circumstances which do not result in the document being a prospectus as defined in the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) of Hong Kong (the C(WUMP)O) or which do not constitute an offer to the public within the meaning of the C(WUMP)O.

No advertisement, invitation or document relating to the Bonds may be issued or in the possession of any person or will be issued or be in the possession of any person in each case for the purpose of issue, whether in Hong Kong or elsewhere, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to Bonds which are or are intended to be disposed of only to persons outside Hong Kong or only to professional investors as defined in the SFO and any rules made under the SFO.

Japan

The Bonds have not been and will not be registered in Japan pursuant to Article 4, Paragraph 1 of the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, as amended, the FIEA) in reliance upon the exemption from the registration requirements since the offering constitutes the small number private placement as provided for in "ha" of Article 2, Paragraph 3, Item 2 of the FIEA. A Japanese Person who transfers the Bonds shall not transfer or resell the Bonds except where the transferor transfers or resells all the Bonds en bloc to one transferee. For the purposes of this paragraph, Japanese Person shall mean any person resident in Japan, including any corporation or other entity organised under the laws of Japan.

Singapore

The Terms Sheet has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, the Bonds have not been and will not be offered or sold, or made the subject of an invitation for subscription or purchase nor has the Terms Sheet or any other document or material in connection with the offer or sale, or invitation for subscription or purchase of the Bonds been, nor will it be, circulated or distributed, whether directly or indirectly, to any person in Singapore other than (a) to an institutional investor (as defined in Section 4A of the SFA) pursuant to Section 274 of the SFA, (b) to a relevant person (as defined in Section 275(2) of the SFA) pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA, or (c) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

Where the Bonds are subscribed or purchased under Section 275 of the SFA by a relevant person which is:

- (a) a corporation (which is not an accredited investor (as defined in Section 4A of the SFA)) the sole business of which is to hold investments and the entire share capital of which is owned by one or more individuals, each of whom is an accredited investor; or
- (b) a trust (where the trustee is not an accredited investor) whose sole purpose is to hold investments and each beneficiary of the trust is an individual who is an accredited investor, securities or securities-based derivatives contracts (each term as defined in Section 2(1) of the SFA) of that corporation or the beneficiaries' rights and interest (howsoever described) in that trust shall not be transferred within six months after that

corporation or that trust has acquired the Bonds pursuant to an offer made under Section 275 of the SFA except:

- (i) to an institutional investor or to a relevant person, or to any person arising from an offer referred to in Section 275(1A) or Section 276(4)(c)(ii) of the SFA;
- (ii) where no consideration is or will be given for the transfer;
- (iii) where the transfer is by operation of law;
- (iv) as specified in Section 276(7) of the SFA; or
- (v) as specified in Regulation 37A of the Securities and Futures (Offers of Investments) (Securities and Securities-based Derivatives Contracts) Regulations 2018.

Korea

A registration statement for the offering and sale of the Bonds has not been and will not be filed under the Financial Investment Services and Capital Markets Act of Korea. Accordingly, the Bonds may not be offered, sold or delivered, directly or indirectly, in Korea or to, or for the account or benefit of, any Korean resident (as such term is defined in the Foreign Exchange Transaction Law of Korea) except as otherwise permitted under applicable Korean laws and regulations.

United Arab Emirates (other than the Dubai International Financial Centre and Abu Dhabi Global Market)

The Bonds have not been and will not be offered, sold or publicly promoted or advertised by it in the United Arab Emirates (the UAE) other than in compliance with any laws applicable in the UAE governing the issue, offering and sale of securities.

Dubai International Financial Centre

The Bonds will not be offered to any person in the Dubai International Financial Centre unless such offer is:

- (a) an Exempt Offer in accordance with the Markets Rules (MKT Module) of the Dubai Financial Services Authority (the DFSA) rulebook; and
- (b) made only to persons who meet the Professional Client criteria set out in Rule 2.3.3 of the Conduct of Business Module of the DFSA rulebook.

Abu Dhabi Global Market

The Bonds will not be offered to any person in the Abu Dhabi Global Market unless such offer is:

- (a) an Exempt Offer in accordance with Rule 4.3 of the Markets Rules (MKT Module) of the Abu Dhabi Global Market Financial Services Regulatory Authority (the FSRA) rulebook; and



- (b) made only to persons who meet the Professional Client criteria set out in the Conduct of Business Module of the FSRA rulebook.