

RBL Property Ltd



Statement of Intent

For the year ended 30 June 2026



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Introduction

This Statement of Intent is prepared by RBL Property Ltd (RBLPL) in accordance with Section 64 (1) of the Local Government Act 2002. The Statement of Intent specifies for RBLPL the objectives, the nature and scope of the activities to be undertaken, and the performance targets and other measures by which the performance of the company may be judged in relation to its objectives.

The Statement of Intent is a public and legally required document, reviewed and agreed annually with its shareholder Christchurch City Holdings Ltd (CCHL) and covers a three-year period.

This Statement of Intent covers the period from 1 July 2025 to 30 June 2028.

Contact details for the registered office of RBL Property Limited are:

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RBLPL Ltd is a council-controlled trading organisation (CCTO) for the purposes of the Local Government Act 2002.

History

This Statement of Intent relates to the company formerly named Red Bus Ltd. In December 2020, Red Bus sold its operating business to Ritchies Transport Holdings Ltd.

On the completion of the sale, the company was renamed from Red Bus Ltd to RBL Property Ltd reflecting that the primary asset remaining was the property on Ferry Rd.

Nature and scope of activities

The only commercial activities undertaken by RBLPL are the leasing and management of the property that comprises the company's main asset. This property is approximately 27,000 m², bounded by Ferry Road, Fitzgerald Avenue, Moorhouse Avenue and Catholic Cathedral College. No staff are employed, with the company being managed by part time contractors and CCHL administrative support.

RBLPL will be guided by its owner Christchurch City Holdings Limited (CCHL) and the Christchurch City Council (Council), with respect to the long-term use and ownership of the site.

Our objectives

RBLPL is committed to being a responsible landowner and landlord until long term use of the site is determined and implemented. RBLPL will maintain community, environment, people and financial objectives commensurate with the size and scale of the business.

RBLPL's key objective is to manage commercial tenants and work with CCHL and the Council to establish the preferred long-term use of the site.

Performance targets

Financial

The key financial objectives are to:

- maximise the return from leasing the land consistent with not encumbering the land to the extent that options for the owners are constrained; and
- return all surplus cash to CCHL.

The financial targets for the FY26-28 SOI period are as follows:

	2026	2027	2028
EBITDA (\$000)	978	988	1,018
NPAT (\$000)	815	829	844
Debt/EBITDA	0	0	0
Return on Capital	4.1%	4.1%	4.0%
Shareholder funds/total assets	98.6%	98.6%	98.6%

Non-Financial Targets

Our Kaitiakitanga – managing our impact on the environment		
Objective	Measure	Target
Site environmental management maintained to acceptable standard	Site maintained in compliance with consents and lease arrangements	Achieved / Not achieved

Our Mana – relationships and partnerships		
Objective	Measure	Target
Constructive relationship with owners regarding future of land holding	RBLPL will work with CCHL and in turn with CCC to establish the future for the Ferry Road site, and to then implement whatever is required to give effect to the desired outcome.	Achieved / Not achieved

Our People		
Objective	Measure	Target
Looking after our people	Buildings and services maintained to standard for tenants	Zero notifiable events

Governance

Role of the Board of Directors

The board is responsible for approving RBLPL's strategic direction, for overseeing the management of the company and for delivering its business strategy. The board's aim is to increase shareholder value, while ensuring the obligations of the company are met.

RBLPL directors comply with a formal code of ethics, which is consistent with the New Zealand Institute of Directors' Four Pillars of Governance to ensure best practice governance.

Responsibility to the Shareholder

In accordance with section 64 of the Local Government Act 2002, the company submits a Statement of Intent for the coming financial year to the shareholder. The Statement of Intent sets out the company's overall objectives, intentions and financial and performance targets.

Board Composition

The directors of RBLPL Ltd are appointed by the shareholder Christchurch City Holdings Limited (CCHL). Board membership currently consists of one contracted executive director and the CCHL CEO.

Board Committees

There are currently no Board committees.

The board can establish committees on an as-needed basis, to deal with issues as they arise.

Accounting policies

RBLPL Ltd has adopted accounting policies that are consistent with New Zealand International Financial Reporting Standards, generally accepted accounting practice and the policies adopted by the CCHL group. The detailed accounting policies are available in RBLPL's most recent annual report, as published on the CCHL website.

Investment policy

RBLPL has no investment plans.

Remuneration policy

RBLPL contractor remuneration is:

- Based on market rates for the role performed;
- Determined by the characteristics of the position without gender or other discrimination; and
- Subject to a periodic review.

Distributions

RBLPL will pay dividends to the shareholder after taking into account the company's financial position, profitability, potential liabilities, working capital requirements and future investment requirements. The dividends payable to the shareholder will be determined by the board after consideration of the company's funding requirements and the requirement to meet the solvency test under the provisions of the Companies Act 1993.

Information to be provided to shareholder

Information Flows

The board aims to ensure that CCHL is informed of all major developments affecting the company's state of affairs, while at the same time recognising that commercial sensitivity may preclude certain information from being made public.

Statement of Intent

Under the Local Government Act 2002, the Company submits a draft Statement of Intent (Statement of Intent) for the coming financial year for consideration by CCHL and the Council. This Statement of Intent sets out the Company's overall objectives, intentions and financial and performance targets. Having considered any comments on the Statement of Intent by CCHL and Council, the Company issues the Statement of Intent in final form.

Annual Report

RBLPL will submit an annual report to its shareholder which will be available for Council and the public. The annual report will include audited financial statements and such other details as are necessary to permit an informed assessment of the Company's performance and financial position during the reporting period and to comply with the requirements of the Companies Act and Financial Reporting Act.

Acquisition / divestment procedures

The subscription or acquisition of securities in any company or organisation, or a divestment of remaining parts of the existing business, will only be considered where it is requested by CCHL or Council.

Major transactions as defined in the Companies Act 1993, s129 (2), will be subject to shareholder approval by special resolution.

Compensation sought from local authority

At the request of the shareholder, the company may undertake activities that are not consistent with normal commercial objectives. Specific financial arrangements will be entered into to meet the full commercial cost of providing such activities.

Currently, no such activities are undertaken.

Estimate of commercial value of shareholder's investment

The board estimate that the commercial value of our shareholder's investment is at least that which is stated as shareholders' equity, in the audited financial statements.

The major assets of RBLPL are the property at 120 Ferry Road.

Role in the CCHL group and regional economy

Commercial relationships within the CCHL group

Recognising that there are potential synergies with the CCHL group, RBLPL will liaise with other CCHL companies across the group, as appropriate seeking material and worthwhile joint initiatives, including knowledge sharing.

Role in the growth of the regional economy

RBLPL no longer has a role in growing the regional economy.