



Annual Results Presentation

FINANCIAL YEAR ENDED 30 JUNE 2023

29 AUGUST | 2023

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CVC Limited is an ASX listed investment company with a strong focus on deploying capital into real estate opportunities

Our investment portfolio provides shareholders access to proprietary real estate transactions.

Our approach to building investment partnerships has delivered a consistent pipeline of quality investment opportunities.

We seek to protect capital while generating exceptional investment returns.



CVC Results Summary

1 July 2022 – 30 June 2023



CVC LIMITED – FY 2023 RESULTS

1 July 2022 – 30 June 2023

- Net profit after tax of \$13.9m (2022: \$12.9m)
- Net profit after tax attributable to shareholders \$13.4m (2022: \$6.1m)
- Total fully franked dividends paid relating to the period of 9 cents per share (including final dividend paid on 18 August 2023)
- Net Assets per share \$1.55 as at 30 June 2023 excluding non statutory uplift in asset values estimated at \$1.03 per share as a result of independent valuations of property assets classified as inventory
- Corporate note at end of the period \$29.9m (2022: \$48.9m)
- Cash and equivalents at the end of period totalled \$51.2m (2022: \$26.4m)

SEGMENT CONTRIBUTION	2023 \$(m)	2022 \$(m)
Property Investments	24.7	27.4
Non Property Investments	5.8	1.2
Convertible Note / Note interest	(4.4)	(2.9)
Unallocated overhead expenses	(6.8)	(10.5)
Tax effect	(5.4)	(2.3)
Net Profit After Tax	13.9	12.9
Net Profit Attributable to Shareholders	13.4	6.1



OVERVIEW OF CVC PORTFOLIO – 30 JUNE 2023



Property Investments	Direct Property - Relates to direct exposure, including in ordinary equity, preference equity, joint ventures and options to acquire an interest in direct property subject to planning outcome - Significant uplift has been observed in portfolio via independent third party valuations, yet to flow through to balance sheet due to accounting standards	72%	81%
	Property Backed Lending - Comprises loans backed by underlying property assets with registered positions and additional corporate security and personal guarantees - CVC exposure to this segment reduced to \$44.1m (2022: \$79.6) - Current portfolio of loans includes positions in property located in Victoria and Queensland	9%	
Other Investments	Non-Property Investments - Comprises listed investments, unlisted investments and secured lending opportunities that are non-property related - Anticipated to remain only a small part of the overall CVC investment portfolio		8%
Other	Cash \$51.2m of cash and cash equivalents		11%

All values are based on underlying market values rather than statutory values.

CVC – SIGNIFICANT OUTCOMES

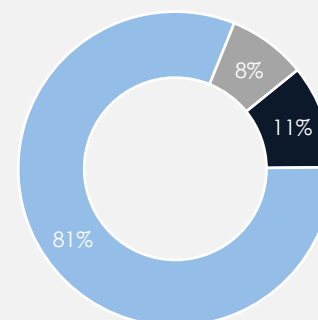
1 July 2022 – 30 June 2023

Status of Business

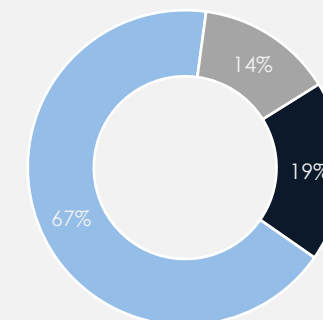
- Capital Management
 - Over \$228m in capital raised, refinanced or repaid from investments during the period
 - New corporate note raised in challenging market
 - Closing cash and forecast capital inflows have business in strong position to execute on current portfolio of investments as well as assess new opportunities
- Reduction in number of investments
 - Continued focus on portfolio rationalisation and increased concentration in investments
 - Focus on business to progress existing property investments and seek out select future high conviction opportunities in this segment
- Significant Investments
 - CVC and its JV partners executed the call option to purchase the Liverpool property with \$32m in deposits now paid. Settlement in 2027 at a contract price of \$165m
 - Donnybrook project settlements have commenced. Significant industrial asset remains to be developed or divested. Strategy to be finalised FY24
 - Marsden Park still delayed and awaiting State Government direction

Segment Investment Allocation	2023 Adjusted %	2023 Statutory %	2022 Statutory %
Property Investment	38.4	67.1	77.9
Unrecognised Valuation Impact of Property Investments	42.7	-	-
Non-Property Investments	8.1	14.1	12.4
Cash and Deposits	10.8	18.8	9.7
TOTAL	100.0	100.0	100.0

FY 2023 Adjusted



FY 2023 Statutory



■ Non-Property Investments ■ Direct Property ■ Cash & Deposits



CVC Segment Reporting

1 July 2022 – 30 June 2023

CVC – PROPERTY INVESTMENTS

1 July 2022 – 30 June 2023

Direct Property Investments

Investment Thematic

- Understand downside risk and seek capital protection in positions taken upfront (i.e. don't pay for potential future value today – create it after buying at current value). Look to add value to investment by advancing:
 - Planning outcomes; and / or
 - Development; and / or
 - Tenant commitments to site
- Invest alongside partners that are qualified, experienced and likeminded
- Look to maximise alignment of parties in all phases of a transaction
- Focus on a small number of meaningful projects – increase efficiency of management and be highly convicted to investment
- Invested at 30 June 2023: \$138.7m (2022: \$132.5m)

KEY INVESTMENT POSITIONS	STATUTORY EQUITY VALUE (JUN -23)^	IMPACT OF VALUATION ASSESSMENT*
Heathcote Road, Liverpool, NSW (66%) – Option Agreement	\$46.2m	
Donnybrook Road, Donnybrook, VIC (49%)	\$8.6m	
Park Road, Marsden Park, NSW (66%)	\$13.5m	
Logan Road, Woolloongabba, QLD (52.5%)(**)	\$10.7m	
Harpley Neighbourhood Shopping Centre, Werribee, VIC (***)	\$11.1m	
Big Fish Retail and Commercial Centre, Caboolture, QLD (60%)	\$5.0m	
Musgrave Street, Kirra, QLD (50%)	\$7.8m	
Hopkins Road, Truganina, VIC – Option (56%)	\$7.1m	
Lake Orr Drive, Burleigh Waters, QLD (60%)	\$10.5m	
Other Direct Property Investments	\$18.2m	
TOTAL	\$138.7m	
IMPACT OF VALUATION ASSESSMENTS*		\$203.4
TOTAL VALUE INC VALUATION ASSESSMENTS IMPACT (POST TAX)		\$342.1

^ Lower of cost and current market value. * Based on independent valuations of underlying property.

** The disclosed amount includes the payment for 17.5% of the holdings with settlement finalised in July 2023.

*** CVC owns 47.6% of the shopping centre site and 100% of the residual land in the project.

CVC – PROPERTY INVESTMENTS

1 July 2022 – 30 June 2023

Selected Investments – Direct Property Investments

Heathcote Road, Liverpool, NSW

- Option to acquire 16.7Ha site in Liverpool, NSW, entered into in 2016 (CVC ownership 66.7%)
- Site currently zoned industrial, rezoning application submitted for approximately 5,000 apartments and further commercial, retail and associated uses
- Strike price of option \$165m with \$32m of deposit payments paid as at 30 June 2023. Settlement in 2027.
- Strong valuation uplift in underlying land on the basis of its current industrial zoning with further upside potential if rezoned to mixed use uses
- Accepted into Gateway Determination planning process. Department of Planning and Environment rezoning timetable indicates project could be on public exhibition in FY2024

Logan Road, Woolloongabba, QLD

- Invested in project in 2016, initial ownership 35%
- Site totals 9,361sqm and is currently approved for mixed use development
- During the period, CVC contracted to purchase a further 17.5% of the project, taking total ownership to 52.5%
- Longer term investment due to construction cost escalations which have impacted SE Queensland
- Exposure to area associated with Olympic Games and regeneration prospects

Donnybrook Road, Donnybrook, VIC

- Purchased two sites in 2015 and 2016 in joint venture with Villa World Limited (now Avid Property Group) for \$22.8m (CVC ownership 49%)
- Achieved rezoning in January 2022 with contracts for the residential zoned land totalling \$92m, settlements now commenced
- Detailed planning for rezoned 75Ha Industrial land parcel being progressed



CVC – PROPERTY INVESTMENTS

1 July 2022 – 30 June 2023

Selected Investments – Direct Property Investments

Lake Orr Drive, Burleigh Waters, QLD

- Contracted to purchase 5.4Ha of development land in Gold Coast for \$45m (CVC 50% in partnership with private developer) in March 2022
- Settlement of property to occur in August 2023
- Extremely flexible development approval with multiple development options
- Strategy to deliver infrastructure to allow development or divestment of a variety of super lots which can be developed into residential, retirement, commercial and retail uses
- Bulk earthworks and subdivision approval achieved in FY23

Harpley Shopping Centre Land, Werribee, VIC

- Purchased 4.4Ha of land in Lend Lease master planned community in Werribee, Victoria for \$18.5m in 2020 (100% CVC)
- Development includes 8,000sqm Coles anchored neighbourhood centre, service station, childcare centre, fast food outlet and commercial development
- Land sales of some lots has occurred, shopping centre underway
- Partner investors sourced to fund the shopping centre component, CVC now own 47.6% of this element of the project. Forecast to complete end FY 2024

Park Road, Marsden Park, NSW

- Purchased in 2013 in partnership with Leamac Property Group for \$9.0m (CVC ownership 66%)
- Rezoning application submitted to approval for approximately 550 residential allotments
- Awaiting direction from Department of Planning and Environment as to status



CVC – PROPERTY INVESTMENTS

1 July 2022 – 30 June 2023

Selected Investments – Direct Property Investments

Pumicestone Road, Caboolture, QLD

- Purchased 15Ha site in 2015 for \$5.35m (60% CVC)
- Completed Ampol anchored travel centre and McDonalds store
- Bunnings Warehouse, Coles and Chemist Warehouse anchored 7,200sqm neighbourhood centre all now completed
- Further Bulky Goods Centre anchored by Pet Stock and Super Cheap Auto also now completed
- Further sites to provide for childcare, convenience retail and tavern/pub uses

Musgrave Street, Kirra, QLD

- Development of 11 premium one per floor apartments in Kirra Beach, QLD (50% CVC in partnership with private developer)
- Construction commenced, presales in place exceeding management expectation, only 2 remain
- Forecast to complete toward end of FY 2024 in what has been a challenging construction environment
- End value forecast to be in excess of \$55m

Hopkins Road, Truganina

- CVC financing option agreement payments (which form deposit for purchase) with private developer for 80Ha future industrial site in the western corridor of Melbourne
- Long term land settlement provides runway to secure planning approval for strategic land parcel
- Chronic shortage of industrial land in this area of Melbourne anticipated to see land values hold stable or increase. Acquisition price provides for upside when planning is achieved on current rates



CVC – PROPERTY INVESTMENTS

1 July 2022 – 30 June 2023

Property Backed Lending Investments

Investment Thematic

- Registered mortgages over real estate assets with guarantees from Borrowers have been a strong performing segment for CVC
- Flexibility in structuring, efficient approval process and strong balance sheet capacity places CVC in a strong position to win transaction flow
- CVC's ability to understand real estate as an equity participant provides a unique insight into transaction evaluation and ongoing risk management

Process

- Thorough investigation of macro and micro economic factors which will influence value of security
- Evaluate strength of expert due diligence reports against 'on the ground' information which is shared by our extensive industry network
- Consider each transaction through the lens 'would we be comfortable to own the asset'
- Thorough counterparty due diligence, ensuring appropriate expertise and resources

Investment Portfolio

- Invested at 30 June 2023: \$44.1m (2022: \$79.6m)

DEBT TYPE	TYPICAL LVR RANGES
Senior	0-65%
Stretch Senior	0-70%
Mezzanine	60-75%



CVC – NON-PROPERTY INVESTMENTS

1 July 2022 – 30 June 2023

Investment Thematic

- Focus on small number of concentrated investments
- Recognition that this segment will remain a smaller part of business operations than it has in the past within CVC

Investment Portfolio

- Carrying value as at 30 June 2023: \$38.5m (2022: \$33.8m)

Selected Investments – Non Property Investments



NON PROPERTY INVESTMENT / POSITIONS	STATUTORY EQUITY VALUE (Jun -23)
CVC Emerging Companies Fund I and II	\$11.2m
Cyclopharm Limited	\$13.3m
Tas Foods Limited	\$1.3m
Corporate Loans	\$4.2m
Macarthur National Limited	\$4.0m
Other Non Property Investments	\$4.5m
TOTAL	\$38.5m



CVC Outlook

1 July 2022 – 30 June 2023



OUTLOOK – OBJECTIVES

1 July 2022 – 30 June 2023

CVC has an enviable array of investments in property across New South Wales, Queensland and Victoria

We are most focused on unlocking and optimising the significant value which exists in our investment portfolio which comprises some truly city shaping projects

Objectives

Direct Property Investment

- Maximise value from Donnybrook industrial land. This may include a divestment or the progression of the development
- Advance planning of Liverpool project with Department of Planning and Environment and Liverpool City Council. Objective to be on exhibition by end of FY 2024
- Receive meaningful position from Department of Planning and Environment on Marsden Park North planning
- Progress initial development works at Burleigh Waters site and progress commercial outcomes on subdivided land
- Complete development of Harpley Neighbourhood Retail Centre by end of FY 2024

Property Backed Lending

- Seek out attractive risk positions that meet investment hurdle returns

Non-Property Investments

- Progress the exit of non core holdings and support higher conviction investee businesses

Capital Management

- Manage balance sheet to ensure existing portfolio can be optimised in a capital constrained market

CVC – FY 2024 Outlook

Forecast Performance

- The composition of the investment portfolio of CVC does not allow meaningful performance forecasting
- Portfolio of major direct property investments have potential to add material value as advancements are made through planning processes and potential divestments
- Other direct property investments will contribute to profit as they complete or are transacted
- Property backed lending likely to be less of portfolio but still anticipated to contribute to earnings during the FY 2024 period
- Non property investments have potential to contribute to profit but also remain volatile and exposed to wider market fluctuations

Capital Management

- Total fully franked dividends for the FY2023 period of 9 cents per share versus earnings of 11.5 cents per share
- Future dividends will be considered with perspective given to capital requirements and business performance
- There remains a commitment to continual evaluation of undertaking note and share buybacks, but this will also be balanced against backdrop of future cash requirements within the business





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