

Lendlease Finance Limited

Half Year Financial Report

31 December 2020

Lendlease Finance Limited ABN 49 008 618 380

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Lendlease Finance Limited (the Company) is incorporated and domiciled in Australia. The Company is a for-profit entity. Further information about Lendlease Finance Limited's primary activities is included in the Directors' Report.

The Company's half year financial report was authorised for issue by the Directors on 16 February 2021.

Directors' Report

The Directors of Lendlease Finance Limited ('the Company') (ABN 49 008 618 380) present their Report together with the Half Year Financial Report of the Company, for the half year ended 31 December 2020 and the Auditor's Report thereon.

Lendlease Finance Limited is a wholly owned subsidiary of Lendlease Finance Holdings Limited and forms part of the consolidated Lendlease Group ('the Group'). The registered office and principal place of business of the Company is Level 14, Tower Three, International Towers Sydney Exchange Place, 300 Barangaroo Avenue, Barangaroo NSW 2000.

1. Governance

a. Directors

The name of each person who has been a Director of the Company at any time between 1 July 2020 and the date of this Report are:

P J Hooper	Director since February 2005
S G Benson	Director since July 2015
F R Krile	Director appointed October 2018

b. Company Secretary

Ms Susie Ann Westlake was appointed to the position of company secretary in April 2013 and Ms Katrina Beth Smith was appointed to the position of company secretary in July 2015.

2. Principal Activities

The principal activities of the Company are to manage financial risks undertaken through borrowing, lending and investing and hedging the Group's foreign currency exposures and interest rate risks. In relation to these activities, the Company holds foreign exchange and interest rate derivative contracts as part of its role in maintaining the Group's hedged position. There were no significant changes in the nature of this activity during the period.

3. Review and Results of Operations

The Company made a profit after tax of \$19,517,000 for the half year ended 31 December 2020 (31 December 2019: \$11,104,000 profit after tax).

4. Events Subsequent to Balance Date

There were no material events subsequent to the end of the financial period.

5. Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

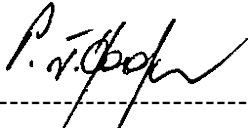
The Lead Auditor's Independence Declaration is set out at the end of this report and forms part of the Directors' Report for the six months ended 31 December 2020.

Directors' Report continued

6. Rounding Off

Lendlease Finance Limited is a Company of the kind referred to in the Australian Securities and Investments Commission (ASIC) (Rounding in Financial/Directors' Reports) Instrument 2016/191, and in accordance with the Instrument, amounts in the financial statements and directors' report have been rounded off to the nearest thousand dollars, or, where the amount is \$500 or less, zero, unless specifically stated otherwise.

This report is made in accordance with a resolution of the Board of Directors and is signed for and on behalf of the Directors.

A handwritten signature in black ink, appearing to read 'P. J. Hooper', is written over a horizontal dashed line.

Director - Paul James Hooper

Date 16th February 2021



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Lendlease Finance Limited

I declare that, to the best of my knowledge and belief, in relation to the review for the half year ended 31 December 2020 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the review; and
- ii. no contraventions of any applicable code of professional conduct in relation to the review.

KPMG

KPMG

Paul Rogers

Partner

Sydney

16 February 2021

Financial Statements

Income Statement

Half Year Ended 31 December 2020

	Note	6 months December 2020 \$000s	6 months December 2019 \$000s
Finance revenue	3	49,930	60,620
Finance costs	3	(43,241)	(46,711)
Net finance revenue		6,689	13,909
Other income			
Guarantee fees – related parties		11,315	12,957
Derivative and foreign exchange gain/(loss)	4	18,078	(2,563)
Expenses			
Guarantee fees		(8,108)	(8,885)
Other expenses		(1,466)	(913)
Total expenses		(9,574)	(9,798)
Profit before tax		26,508	14,505
Income tax expense	5	(6,991)	(3,401)
Profit after tax attributable to members of Lendlease Finance Limited		19,517	11,104

Statement of Comprehensive Income

Half Year Ended 31 December 2020

	6 months December 2020 \$000s	6 months December 2019 \$000s
Profit after tax	19,517	11,104
Other comprehensive income/(loss) after tax		
Items that may be reclassified subsequently to profit or loss:		
Movements in hedging reserve	(1,430)	15,487
Total comprehensive income after tax	18,087	26,591

The accompanying notes form part of these financial statements.

Financial Statements continued

Statement of Financial Position

As at 31 December 2020

	Note	December 2020 \$000s	June 2020 \$000s
Current Assets			
Cash and cash equivalents		270,212	7,173
Loans and receivables	6	4,923,378	5,110,465
Derivatives		27,556	18,425
Other assets		1,982	892
Total current assets		5,223,128	5,136,955
Non Current Assets			
Loans and receivables	6	1,328,023	1,159,931
Derivatives		6,959	8,034
Net deferred tax assets		5,140	13,788
Other assets		18,560	23,126
Total non current assets		1,358,682	1,204,879
Total assets		6,581,810	6,341,833
Current Liabilities			
Trade and other payables	7	4,807,133	5,002,452
Derivatives		10,507	8,682
Total current liabilities		4,817,640	5,011,134
Non Current Liabilities			
Trade and other payables	7	93,134	157,672
Derivatives		4,842	183
Borrowings and financing arrangements	8	1,590,177	1,114,915
Total non current liabilities		1,688,153	1,272,770
Total liabilities		6,505,793	6,283,904
Net assets		76,017	57,930
Equity			
Issued capital	9	100,000	100,000
Reserves		21,616	23,046
Accumulated losses		(45,599)	(65,116)
Total equity		76,017	57,930

The accompanying notes form part of these financial statements.

Financial Statements continued

Statement of Changes in Equity

Half Year Ended 31 December 2020

	6 months December 2020 \$000s	6 months December 2019 \$000s
Issued Capital		
Opening balance at beginning of financial period	100,000	100,000
Closing balance at end of financial period	100,000	100,000
Reserves		
Hedging Reserve		
Opening balance at beginning of financial period	8,105	-
Comprehensive income for the period:		
Movements attributable to effective cash flow hedges	(1,430)	15,487
Closing balance at end of financial period	6,675	15,487
Financial Guarantee Contract Reserve		
Opening balance at beginning of financial period	14,941	14,941
Closing balance at end of financial period	14,941	14,941
Total reserves	21,616	30,428
Accumulated Losses		
Opening balance at beginning of financial period	(65,116)	(93,221)
Profit attributable to members of Lendlease Finance Limited	19,517	11,104
Closing balance at end of financial period	(45,599)	(82,117)
Total equity	76,017	48,311
Total Comprehensive Income After Tax for the Period		
Attributable to members of Lendlease Finance Limited	18,087	26,591
Total comprehensive income after tax	18,087	26,591

Statement of Cash Flows

Half Year Ended 31 December 2020

	6 months December 2020 \$000s	6 months December 2019 \$000s
Cash Flows from Operating Activities		
Cash receipts in the course of operations	2,665,979	2,417,915
Cash payments in the course of operations	(2,651,001)	(2,426,579)
Interest received	49,238	58,783
Interest paid	(32,090)	(43,823)
Net cash provided by operating activities	32,126	6,296
Cash Flows from Financing Activities		
Funding provided from Group entities	934,402	954,488
Funding provided to Group entities	(1,199,696)	(1,354,573)
Proceeds from borrowings - external	1,046,666	1,425,000
Repayment of borrowings - external	(550,000)	(973,000)
Repayment of other financial liabilities	-	(73,800)
Net cash provided by/(used in) financing activities	231,372	(21,885)
Other Cash Flow Items		
Effect of foreign exchange rate movements on cash and cash equivalents	(459)	(44)
Net increase/(decrease) in cash and cash equivalents	263,039	(15,633)
Cash and cash equivalents at beginning of financial period	7,173	19,389
Cash and cash equivalents at end of financial period	270,212	3,756

The accompanying notes form part of these financial statements.

Notes to the Financial Statements

1. Basis of Preparation

The half year financial report is a general purpose financial report which:

- has been prepared in accordance with AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001*;
- complies with the recognition and measurement requirements of International Financial Reporting Standards (IFRSs) adopted by the International Accounting Standards Board (IASB);
- should be read in conjunction with the 30 June 2020 annual financial report. The half year financial report does not contain all the information required for a full financial report;
- is presented in Australian dollars with all values rounded off to the nearest thousand dollars unless otherwise indicated, in accordance with ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191; and
- is prepared under the historical cost basis except for derivative financial instruments which are stated at their fair value.

The preparation of an interim financial report that complies with AASB 134 requires management to make judgements, estimates and assumptions.

- This can affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.
- Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.
- The accounting policies have been consistently applied by the Company and are consistent with those applied in the 30 June 2020 annual financial report other than as stated below.
- These significant accounting estimates and judgements have been considered in the context of the COVID-19 pandemic and the impact of the current economic conditions.

1.1 Impact of New/Revised Accounting Standards

New Accounting Standards and Interpretations Not Yet Adopted

Certain new accounting standards and interpretations have been published that are not mandatory for the half year ended 31 December 2020 but are available for early adoption and have not been applied in preparing this report. Based on the analysis performed, the new accounting standards and interpretations not yet adopted are not expected to have a material impact to the Company.

Notes to the Financial Statements continued

2. Segment Reporting

Business Segment

The Company is involved in providing financial services to the Lendlease Group through borrowing, lending and investing activities and in hedging foreign currency exposures and interest rate risks.

Geographical Segment

The Company operates solely in Australia in respect of its management and operational activities. Its total assets are held in Australia.

	6 months December 2020 \$000s	6 months December 2019 \$000s
3. Finance Revenue and Finance Costs		
Finance revenue		
Related parties	47,842	59,554
Other corporations	2,088	1,066
Total finance revenue	49,930	60,620
Finance costs		
Related parties	(7,376)	(5,588)
Other corporations	(35,865)	(41,123)
Total finance costs	(43,241)	(46,711)
Net finance revenue	6,689	13,909
4. Derivative and Foreign Exchange Gain/(Loss)		
Foreign exchange contracts gain/(loss)	19,389	(3,242)
Foreign exchange (loss)/gain on related party loans	(19,325)	3,790
Foreign exchange gain/(loss) on external borrowings	18,382	(3,339)
Foreign exchange (loss)/gain on revaluation of foreign currency bank accounts	(459)	193
Foreign exchange gain on other transactions	91	35
Total derivative and foreign exchange gain/(loss)	18,078	(2,563)
5. Taxation		
Income Tax Expense		
Recognised in the Income Statement		
Current Tax Benefit/(Expense)		
Current period	1,658	2,077
	1,658	2,077
Deferred Tax Expense		
Origination and reversal of temporary differences	(8,649)	(5,478)
	(8,649)	(5,478)
Total income tax expense	(6,991)	(3,401)
Reconciliation of Effective Tax Rate		
Profit before tax	26,508	14,505
Income tax using the domestic corporation tax rate 30%	(7,952)	(4,352)
Non allowable expenses	(413)	(233)
Other	-	407
Foreign tax credits claimable	1,374	778
Income tax expense	(6,991)	(3,401)

Notes to the Financial Statements continued

	December 2020 \$000s	June 2020 \$000s
6. Loan and Receivables		
Current		
Related party loans and receivables	4,921,828	5,110,258
Other receivables	1,550	207
Total current	4,923,378	5,110,465
Non Current		
Related party loans and receivables	1,328,023	1,159,931
Total non current	1,328,023	1,159,931
Total loan and receivables	6,251,401	6,270,396
7. Trade and Other Payables		
Current		
Loans from parent entity	438,974	819,476
Related party trade payables and loans	4,353,025	4,172,026
Accrued expenses	15,134	10,950
Total current	4,807,133	5,002,452
Non Current		
Related party trade payables and loans	93,134	157,672
Total non current	93,134	157,672
Total trade and other payables	4,900,267	5,160,124
8. Borrowing and Financing Arrangements		
a. Borrowings – Measured at Amortised Cost		
Non current		
Commercial notes	865,177	389,915
Bank credit facilities	725,000	725,000
Total non current	1,590,177	1,114,915
Total borrowings and financing arrangements	1,590,177	1,114,915
b. Finance Facilities		
The Company has access to the following lines of credit:		
Commercial notes		
Facility available	865,177	389,915
Amount of facility used	(865,177)	(389,915)
Amount of facility unused	-	-
Bank credit facilities		
Facility available	3,060,000	3,560,000
Amount of facility used	(725,000)	(725,000)
Amount of facility unused	2,335,000	2,835,000
Bank overdrafts		
Facility available	115,000	115,000
Amount of facility used	-	-
Amount of facility unused	115,000	115,000

Notes to the Financial Statements continued

8. Borrowing and Financing Arrangements continued

Commercial notes include:

- S\$300.0 million of guaranteed unsecured senior notes issued in April 2017 in the Singapore bond market under Lendlease's Euro Medium Term Note Programme with a 3.9% p.a. coupon maturing in April 2027;
- \$80.0 million of unsecured medium term notes issued as an A\$ private placement in December 2018 with a 5.4% p.a. coupon maturing in December 2028; and
- \$500.0 million of unsecured Green notes issued in October 2020 under the Euro Medium Term Note Programme with a 3.4% p.a. coupon maturing in October 2027.

Bank credit facilities include:

- \$1,800 million syndicated cash advance facility with Tranche A \$900 million maturing December 2021 and Tranche B \$900 million maturing September 2022. As at 31 December 2020, tranches A and B were undrawn. Tranche A was classified as current for December 2020;
- \$800 million syndicated loan facility with Tranche A \$400 million and Tranche B \$400 million. Tranche A was repaid and cancelled during the period. \$100 million of Tranche B was cancelled during the period with the remaining \$300 million maturing in May 2022 and undrawn as at 31 December 2020; and
- \$960 million A\$ syndicated loan facility, maturing in March 2024. As at 31 December 2020, the \$725 million Tranche A was fully drawn and the \$235 million Tranche B was undrawn.

The bank overdraft facilities may be drawn at any time and are repayable on demand.

The Company has not defaulted on any obligations in relation to its borrowings and finance arrangements.

9. Issued Capital

	December 2020		June 2020	
	No. of Shares	\$000s	No. of Shares	\$000s
Issued Capital				
Ordinary shares of A\$1 each fully paid	5,000,000	5,000	5,000,000	5,000
Ordinary shares of A\$9,500,000 each fully paid	10	95,000	10	95,000
Issued capital at beginning and end of financial period	5,000,010	100,000	5,000,010	100,000

Terms and Conditions

Lendlease Finance Holdings Limited, as sole shareholder, has the right to receive dividends as declared from the Company from time to time. Ordinary shareholders rank after all creditors in repayment of capital.

10. Contingent Liabilities

The Company has the following contingent liabilities, being liabilities in respect of which there is the potential for a cash outflow in excess of any provision where the likelihood of payment is not considered probable or cannot be measured reliably at this time:

- In certain circumstances, the Company, as part of the Group, guarantees the performance of particular Group entities in respect of their obligations. This includes bonding and bank guarantee facilities used primarily by the Construction business as well as performance guarantees for certain of the Group's subsidiaries.

11. Fair Value Measurement

All financial instruments recognised in the Statement of Financial Position, including those instruments carried at amortised cost, are recognised at amounts that represent a reasonable approximation of fair value, with the exception of the following borrowings.

	Note	December 2020		June 2020	
		Carrying Amount \$000s	Fair Value \$000s	Carrying Amount \$000s	Fair Value \$000s
Liabilities					
Non Current					
Commercial notes	8	865,177	943,758	389,915	442,908

The fair value of commercial notes has been calculated by discounting the expected future cash flows by the appropriate government bond rates and credit margin applicable to the relevant term of the commercial note.

Notes to the Financial Statements continued

11. Fair Value Measurement continued

Valuation of Financial Assets and Liabilities

Where financial assets and liabilities are carried at fair value, the fair value is based on assumptions of future events and involves estimates. The basis of valuation is set out below.

Basis of Determining Fair Value

The determination of fair values of financial and non financial assets and liabilities that are not measured at cost or amortised cost in the half year financial report are summarised as follows:

- The fair value of derivative instruments comprises forward foreign exchange contracts, which are valued using forward rates at balance date, and interest rate derivatives which are measured at the present value of future cash flows estimated and discounted based on applicable yield curves derived from quoted interest rates and include counterparty risk adjustments.

Fair Value Measurements

The table below analyses financial and non financial assets and liabilities carried at fair value, by valuation method. The different levels have been defined as follows:

- Level 1: The fair value is determined using the unadjusted quoted price for an identical asset or liability in an active market for identical assets or liabilities;
- Level 2: The fair value is calculated using predominantly observable market data other than unadjusted quoted prices for an identical asset or liability; and
- Level 3: The fair value is calculated using inputs that are not based on observable market data.

During the period there were no transfers between Level 1, Level 2 and Level 3 fair value hierarchies.

	Level 1 \$000s	Carrying Amount Level 2 \$000s	Level 3 \$000s	Total \$000s
December 2020				
Financial Assets				
Derivatives	-	34,515	-	34,515
Financial Liabilities				
Derivatives	-	15,349	-	15,349
	Level 1 \$000s	Carrying Amount Level 2 \$000s	Level 3 \$000s	Total \$000s
June 2020				
Financial Assets				
Derivatives	-	26,459	-	26,459
Financial Liabilities				
Derivatives	-	8,865	-	8,865

12. Events Subsequent to Balance Date

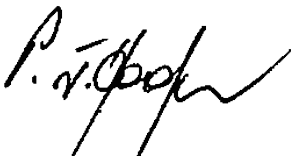
There were no material events subsequent to the end of the financial period.

Directors' Declaration

In the opinion of the Directors of Lendlease Finance Limited ('the Company'):

1. The financial statements and notes are in accordance with the *Corporations Act 2001*, including:
 - a. Giving a true and fair view of the financial position of the Company as at 31 December 2020 and of its performance for the half year ended on that date; and
 - b. Complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.
2. There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors:

A handwritten signature in black ink, appearing to read 'P. J. Hooper', with a stylized flourish at the end.

Director - Paul James Hooper

Sydney, 16th February 2021



Independent Auditor's Review Report

To the members of Lendlease Finance Limited

Conclusion

We have reviewed the accompanying **Half Year Financial Report** of Lendlease Finance Limited.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the Half Year Financial Report of Lendlease Finance Limited does not comply with the *Corporations Act 2001*, including:

- giving a true and fair view of the **Company's** financial position as at 31 December 2020 and of its performance for the Half Year ended on that date; and
- complying with *Australian Accounting Standard AASB 134 Interim Financial Reporting* and the *Corporations Regulations 2001*

The **Half Year Financial Report** comprises:

- Statement of financial position as at 31 December 2020;
- Income statement, Statement of comprehensive income, Statement of changes in equity and Statement of cash flows for the Half Year ended on that date;
- Notes 1 to 12 comprising a summary of significant accounting policies and other explanatory information; and
- The Directors' Declaration.

Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Financial Report* section of our report.

We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.



Responsibilities of the Directors for the Half Year Financial Report

The Directors of the Company are responsible for:

- the preparation of the Half Year Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*; and
- such internal control as the Directors determine is necessary to enable the preparation of the Half Year Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Review of the Half Year Financial Report

Our responsibility is to express a conclusion on the Half Year Financial Report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the Half Year Financial Report does not comply with the *Corporations Act 2001* including giving a true and fair view of the Company's financial position as at 31 December 2020 and its performance for the Half Year ended on that date, and complying with *Australian Accounting Standard AASB 134 Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a Half Year Financial Report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with *Australian Auditing Standards* and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

KPMG

Paul Rogers

Partner

Sydney

16 February 2021