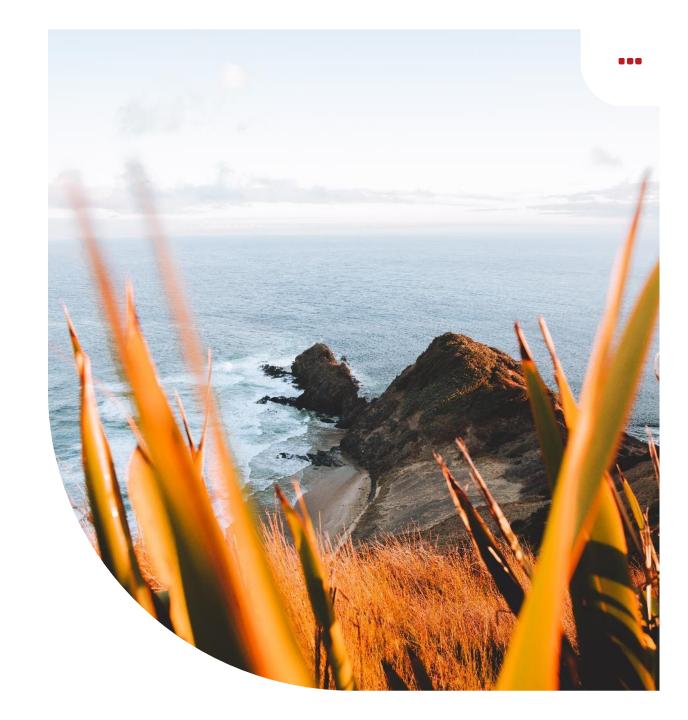


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#### August Month-End 2023 Credit Insights

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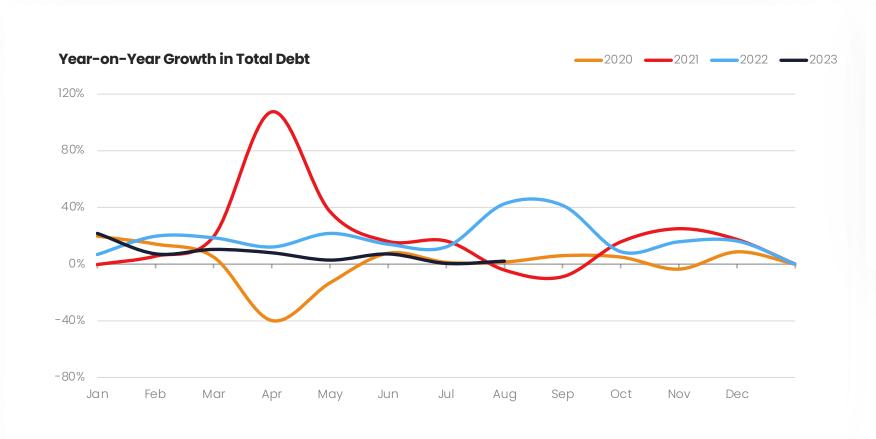




# Key Credit Risk Insights.

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# Slight Year-on-Year Growth in Total Debt in August



August 2023

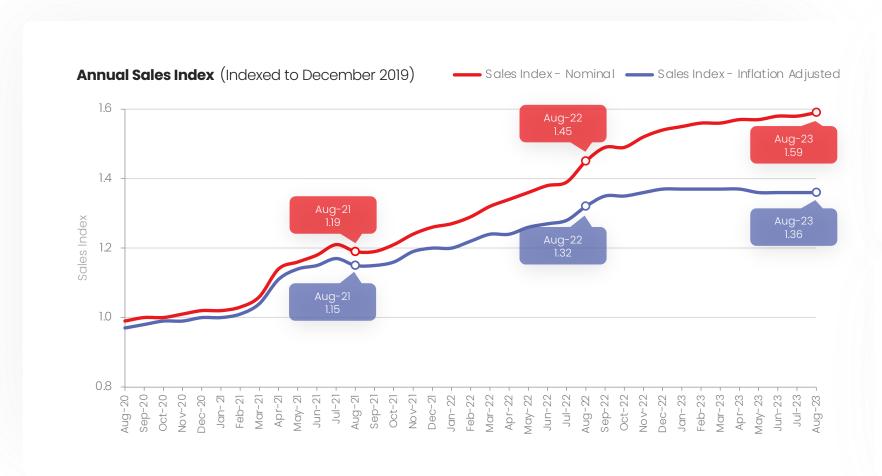


2.1%

Total Debt Balance for Aug-23 was 2.1% higher compared to Aug-22.

# Growth in Annual Sales is Soft in Both Gross and Inflation Adjusted Terms

(Indexed to December 2019; Inflation Adjustment Indexed to General CPI)



#### **Nominal Sales**

**MoM Change** 

**YoY Change** 



0.4%



9.5%

Annual sales have been softening recently but saw a slight MoM growth in Aug-23.

#### **Inflation Adjusted Sales**

**MoM Change** 

YoY Change



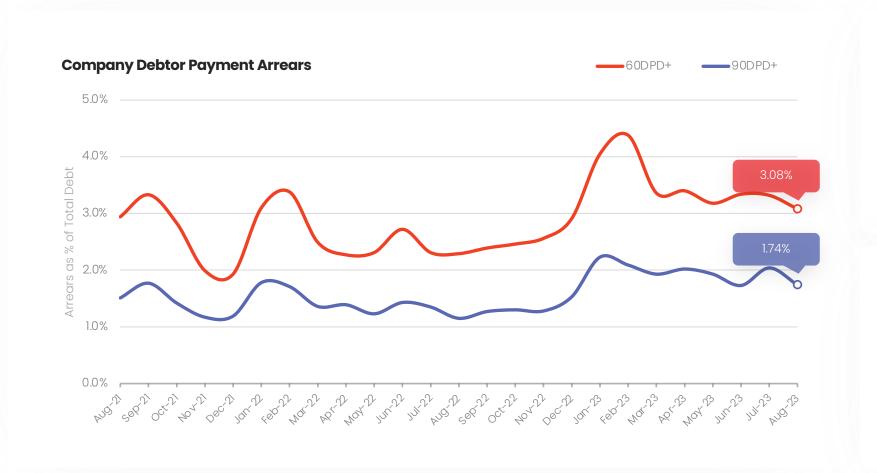
0.1%



2.6%

Inflation adjusted annual sales have been soft for the last 12 months, and down further 0.1% in Aug-23.

# Company Debtor Arrears: 60DPD+ & 90DPD+ Are Both Improving



#### **60DPD+ Arrears**

**MoM Change** 

**YoY Change** 



24bps



79<sub>bps</sub>

While 60DPD+ arrears are elevated 79bps vs. Aug-22, they are effectively on-par with Aug-21.

#### 90DPD+ Arregrs

**MoM Change** 

YoY Change



31bps

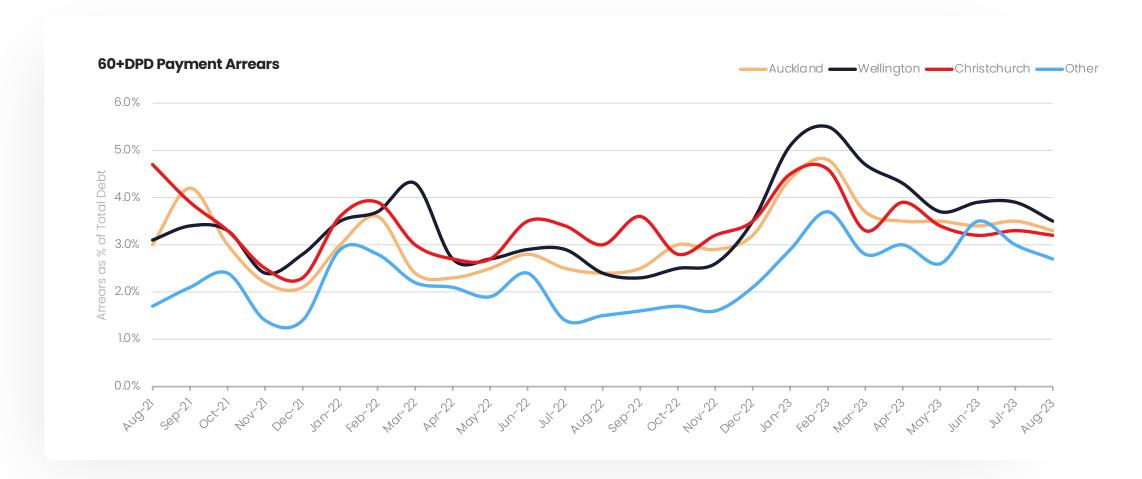


58bps

90DPD+ arrears continue to slowly trend downwards from the Jan-23 peak (down 49bps since that point).

# 60DPD+ Arrears Are Improved Month-on-Month Across All Regions

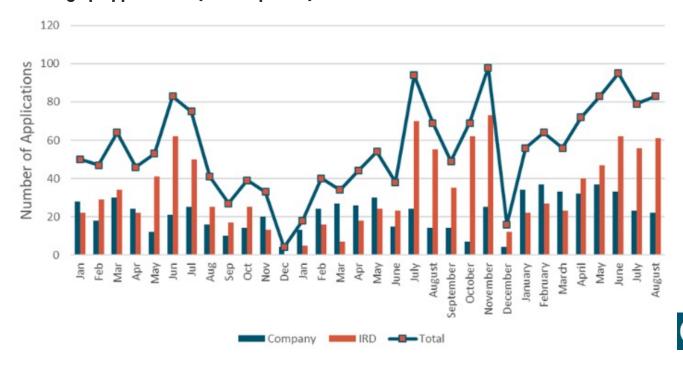
(Location Determined by Debtor Address on the Companies Office)



# Winding Up Applications (IRD and Company Combined)

As per the McDonald Vague Insolvency report August 2023

#### Winding Up Applications (All Companies)



#### Month-on-Month



1.7%

The <u>annual</u> volume of Winding Up Applications was 1.7% higher in Aug-23 vs. Jul-23.

#### Year-on-Year

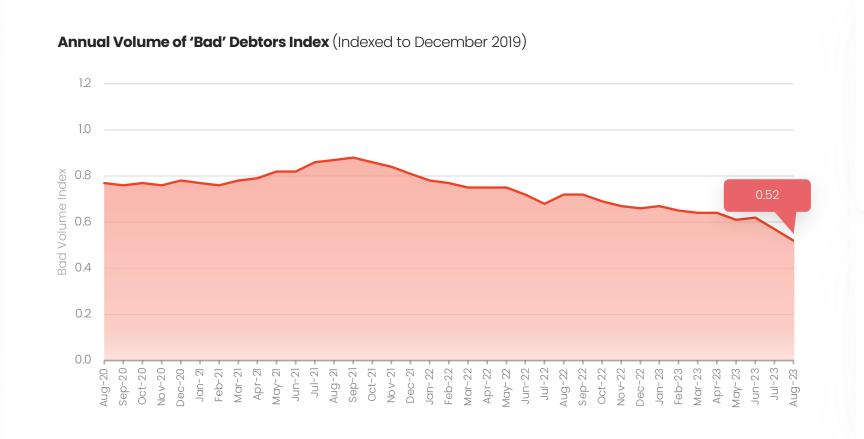


66.0%

The <u>annual</u> volume of Winding Up Applications was 66.0% higher in Aug-23 vs. Aug-22.

## Reduction in Debtors Going 'Bad' Continues to Trend Downwards

(Default, Judgement, Administration, Receivership, Liquidation)



#### Month-on-Month



8.7%

Annual volume of debtors going bad decreased 8.7% MoM in Aug-23.

#### Year-on-Year



27.4%

Annual volume of debtors going bad was down 27.4% YoY in Aug-23.

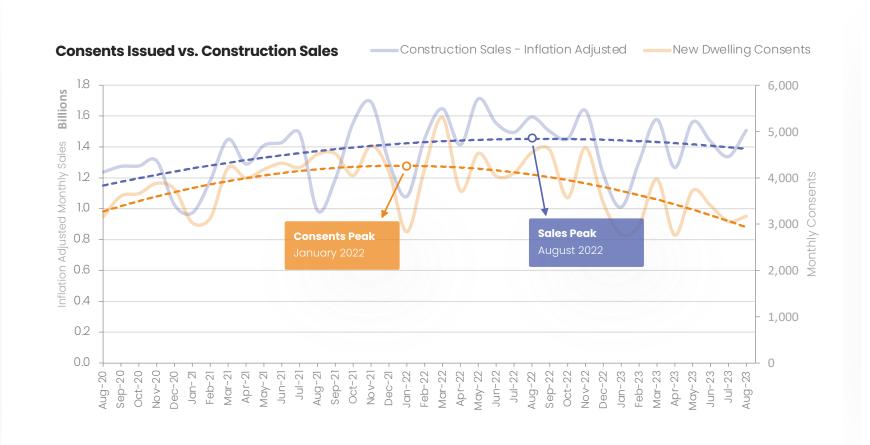




# Comparison of Building Consents and Sales Trends.

## Construction Sales vs. New Dwelling Consents Issued

(Inflation Indexed to CPI; Base 1000 = December 2019)



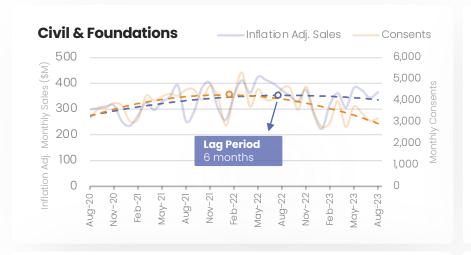
# Construction Sales (Inflation Adjusted) vs. New Dwelling Consents Issued

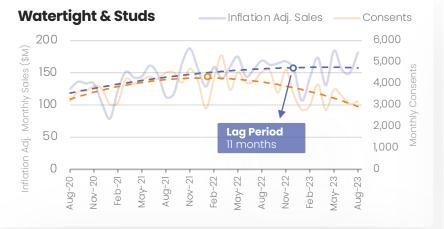
This graph compares monthly consents issued for new dwellings (via Stats NZ) against aggregated monthly sales under CreditWorks' members connected to the construction sector. To remove the impact of inflation, sales have been indexed to the CPI (Base = Dec-19).

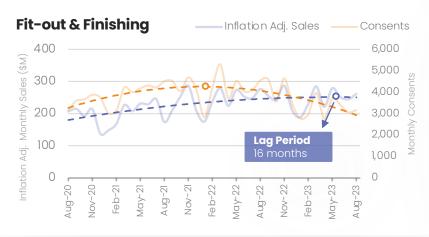
Polynomial trendlines for the last two years are used to cut through month-on-month volatility in the data (e.g., the number of working days, weather, etc.). The respective peaks of these trends show a seven-month lag between consents issued and construction sales.

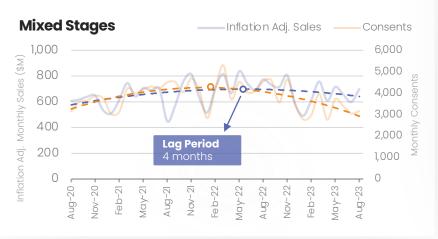
# Splitting Construction Sales into Stages Highlights Different Lag Times

(Inflation Indexed to CPI; Base 1000 = December 2019)









#### Construction Sales (Inflation Adjusted) vs. New Dwelling Consents Issued

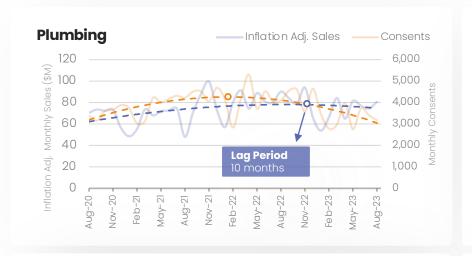
Splitting construction sales into broad 'stages' of construction activity confirms the expected relationship of the lag time between the peak of consents and the peak of sales.

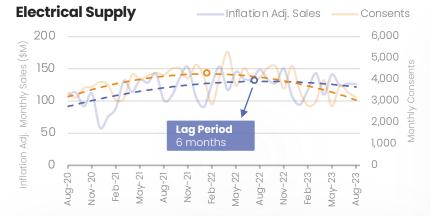
As expected, the shortest lag time is seen in Civil and Foundation type activities (6 months). Conversely, the most prolonged lag is seen in Fit-out and Finishing type activities (16 months).

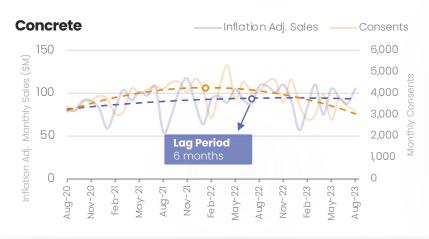
Vendors and merchants that service the full spectrum of construction activities (such as labour hire, fuel/energy and building supply merchants) are categorised separately. Inherently, this group shows a flatter trend in sales.

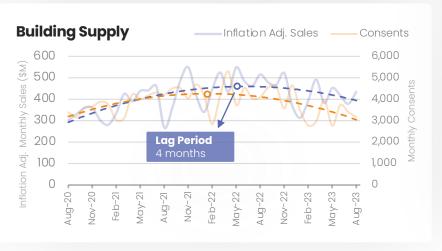
# Inflation Adjusted Sales vs Consents for Spotlight Vendor Industries

(Inflation Indexed to CPI; Base 1000 = December 2019)









#### Construction Sales (Inflation Adjusted) vs. New Dwelling Consents Issued

The graphs shown on this page compare the peak of consents and the peak of sales for the specific vendor industries (those with 'spotlight' sections at the end of this report).

The trends show longer lag between the sales peak and consents peak for Plumbing, relative to the other industry cohorts – which is roughly aligned to the stages of construction on the previous page.

It is noted that the updated data for August 2023 has seen a shift in the trendline for Plumbing sales, and a shortening of the lag between the sales and consent peaks.



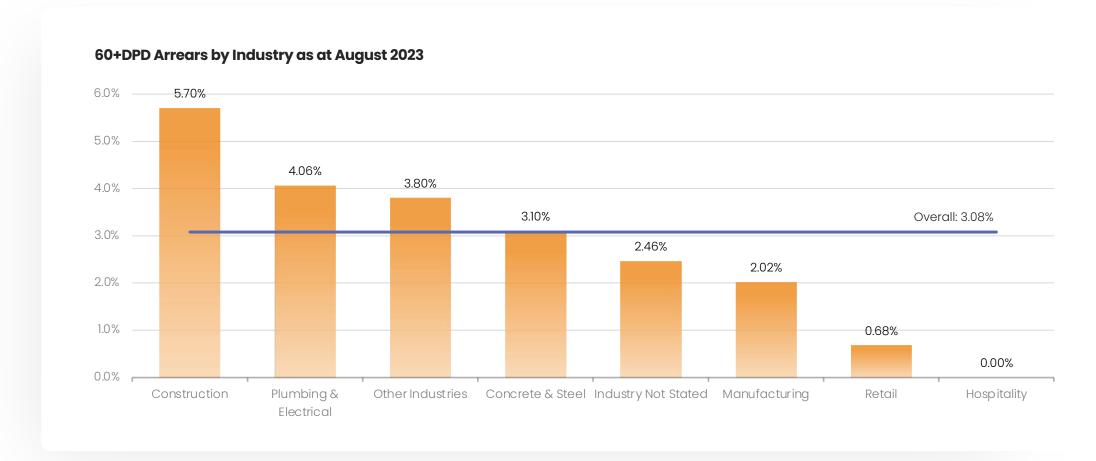




# Debtor Industry Insights.

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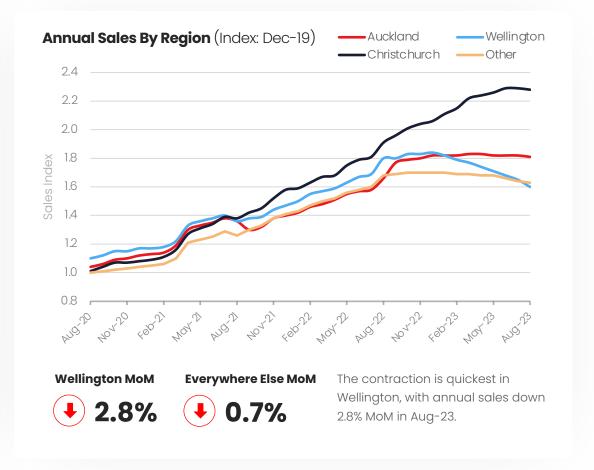
# Construction Continue to Top Arrears, All Industries Improved in August (Debtor industries (ANZSIC) defined by Companies Office records)



#### **Construction Debtors: Sales Growth**

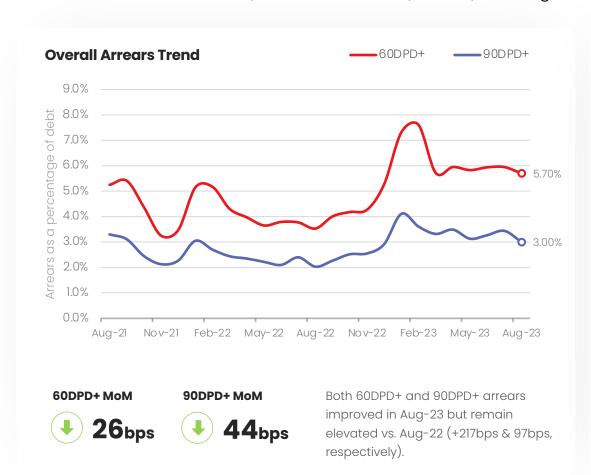
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

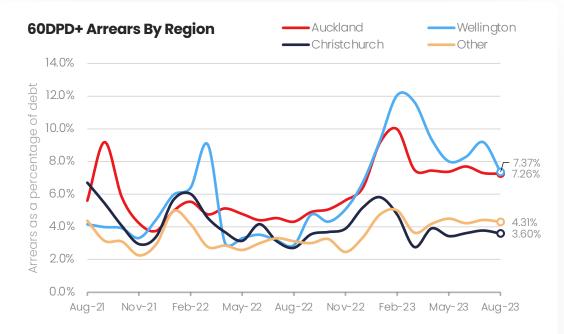




#### **Construction Debtors: Arrears**

(Debtor industries (ANZSIC) and regions defined by Companies Office records)

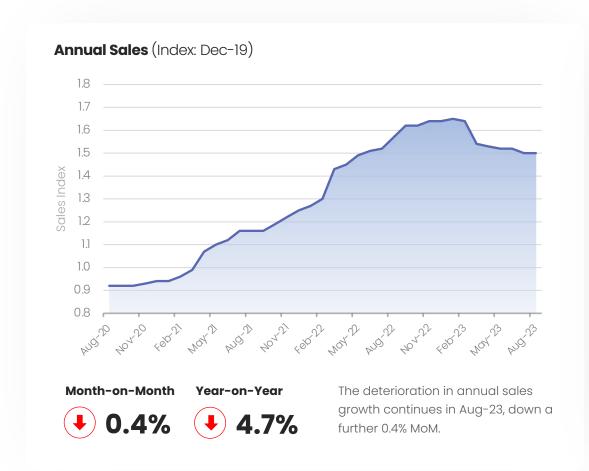


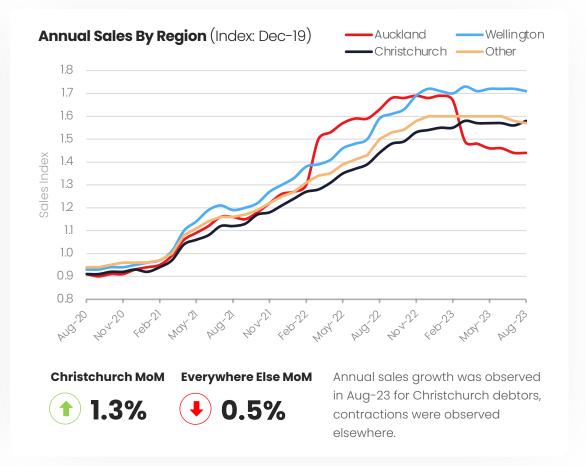


60DPD+ arrears trends show a bimodal picture across the regions, with 60DPD+ arrears significantly higher in Auckland and Wellington. Wellington continues to show volatility due it is comparatively small base, down 182bps in Aug-23. 60DPD+ arrears for Christchurch based debtors continue to be relatively low and stable.

### Manufacturing Debtors: Sales Growth

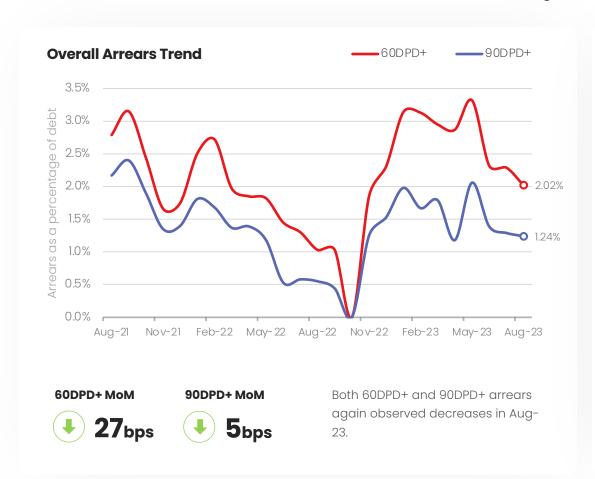
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

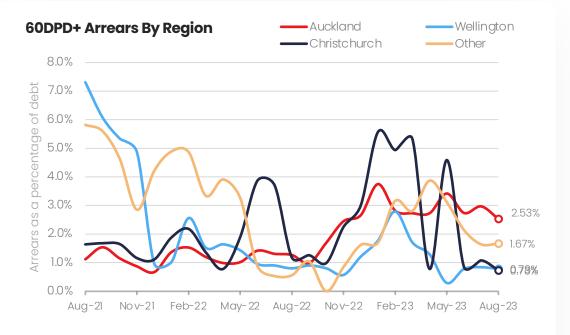




## **Manufacturing Debtors: Arrears**

(Debtor industries (ANZSIC) and regions defined by Companies Office records)

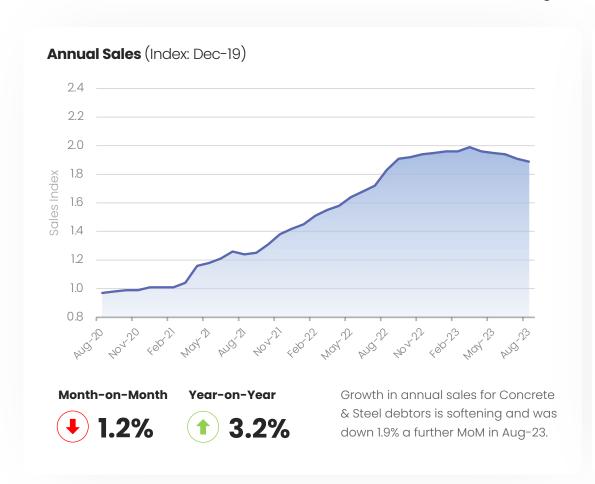


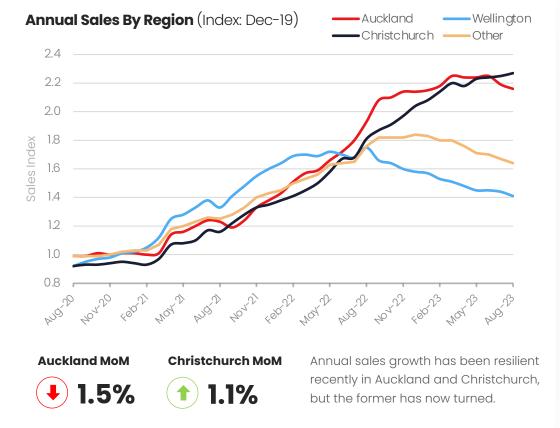


Total Debt for manufacturing debtors is concentrated to the Auckland and 'Other' regions. Auckland based debtor arrears decreased 44bps in Aug-23 and 'Other' region-based debtor arrears increased nominally by 3bps.

#### Concrete & Steel Debtors: Sales Growth

(Debtor industries (ANZSIC) and regions defined by Companies Office records)

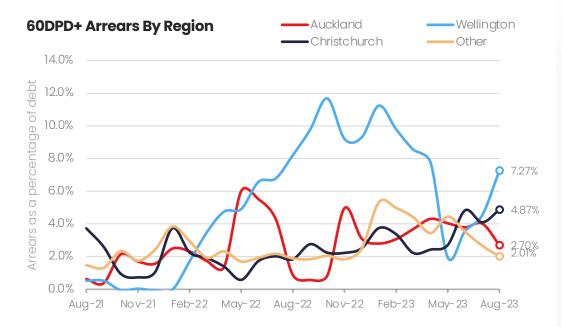




#### **Concrete & Steel Debtors: Arrears**

(Debtor industries (ANZSIC) and regions defined by Companies Office records)



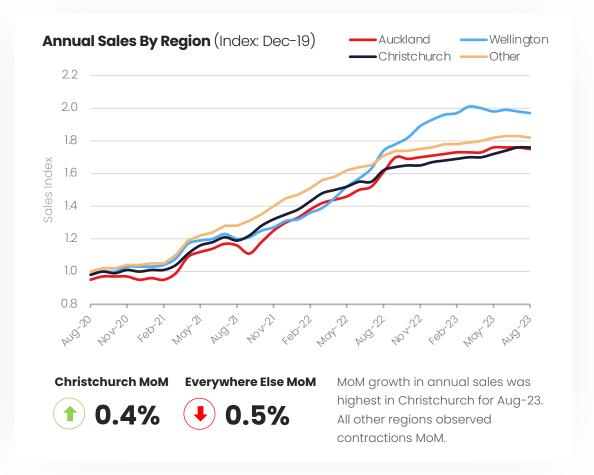


A mixed bag with respect to MoM movements in 60DPD+ arrears in Aug-23. Overall exposure is correlated to Auckland and 'Other' regions, thus the reductions observed for Aug-23 in both cohorts underpin the overall 60DPD+ arrears movement. Wellington increased 274bps but represents a relatively small portion overall.

### Plumbing & Electrical Debtors: Sales Growth

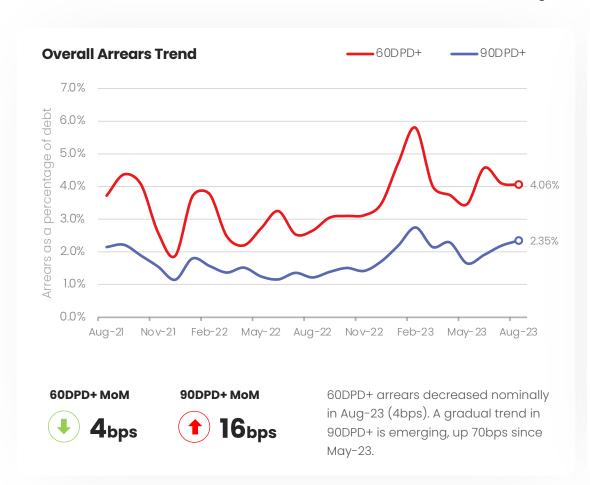
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

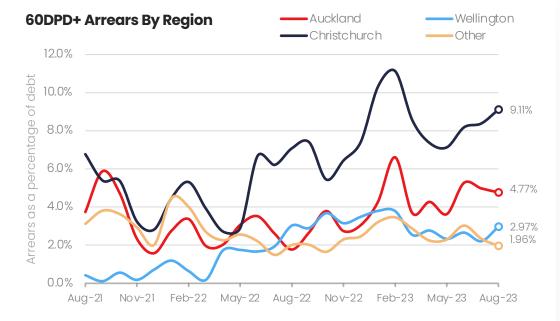




#### Plumbing & Electrical Debtors: Arrears

(Debtor industries (ANZSIC) and regions defined by Companies Office records)

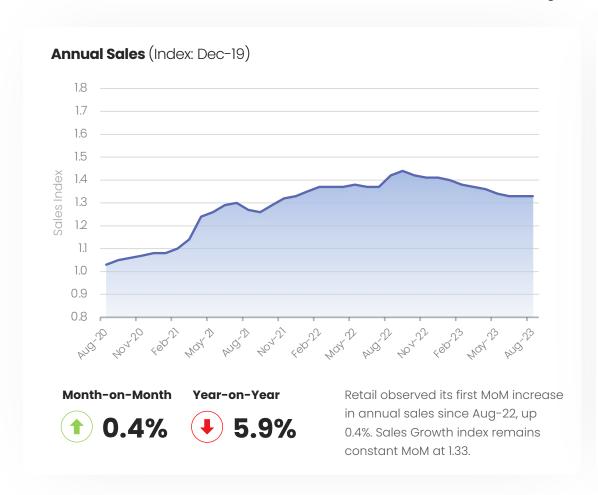


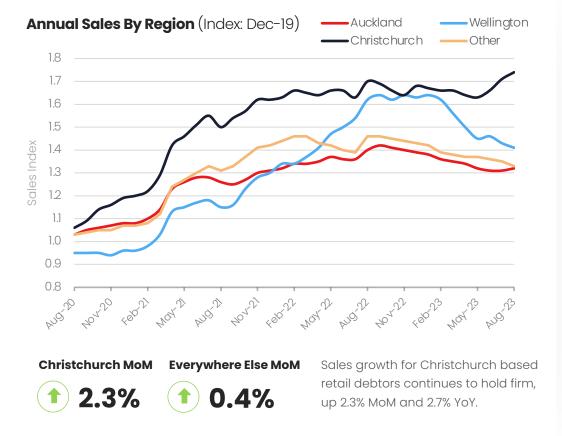


Deterioration in 60DPD+ arrears continues for Christchurch based debtors, up a further 73bps MoM in Aug-23. Wellington based debtors also increased 76bps MoM in Aug-23, however a 21bps improvement in Auckland offsets these combined increases.

#### **Retail Debtors: Sales Growth**

(Debtor industries (ANZSIC) and regions defined by Companies Office records)

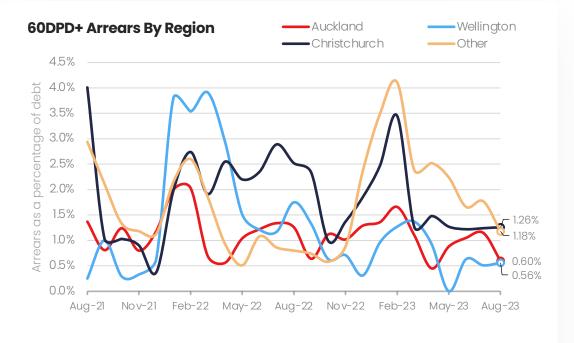




#### **Retail Debtors: Arrears**

(Debtor industries (ANZSIC) and regions defined by Companies Office records)

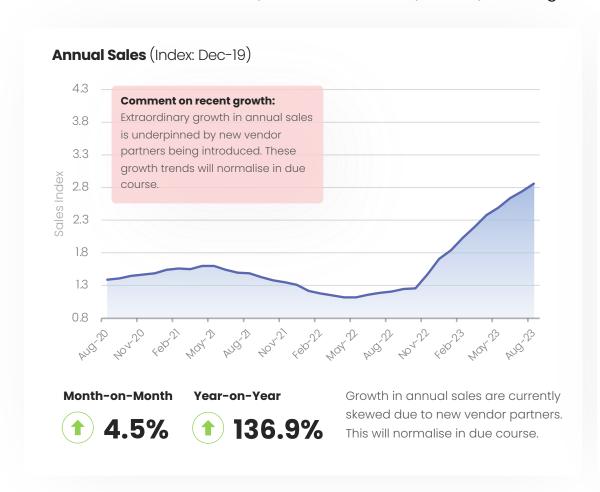


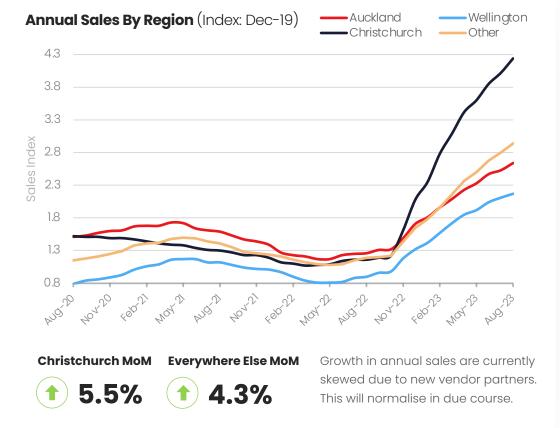


The decrease in 60DPD+ arrears was driven by Auckland based debtors given an overall concentration to the region, falling 56bps through Aug-23.

## **Hospitality Debtors: Sales Growth**

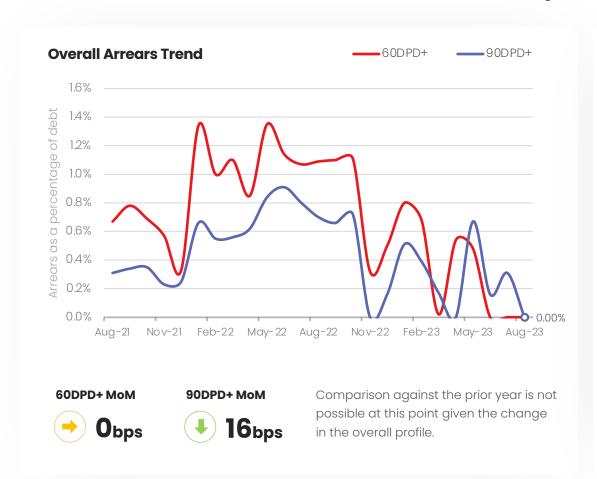
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

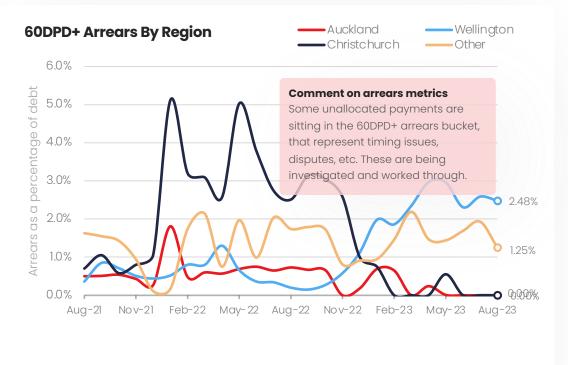




## **Hospitality Debtors: Arrears**

(Debtor industries (ANZSIC) and regions defined by Companies Office records)





Comparison against the prior year is not possible at this point given the change in the overall profile.





# Vendor Industry DSO Insights.

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# Days Sales Outstanding by Vendor Industry (1 of 4)

Vendor Segment	DSO - Aug 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Air Conditioning / Refrigeration	43.6	-1.5%	0.4%	~~~
Aluminium - Wholesale / Extrusion	41.0	-2.6%	12.4%	1
Automotive Industry	50.2	4.7%	16.4%	~~
Builder - Commercial	32.8	2.9%	4.9%	
Builder - Residential	31.9	-1.1%	-15.9%	
Building Materials	47.0	-2.3%	3.1%	~~~
Building Sub-Trades	46.2	1.4%	7.8%	~~~
Building Supply Merchants	41.9	-5.1%	1.5%	

# Days Sales Outstanding by Vendor Industry (2 of 4)

Vendor Segment	DSO - Aug 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Civil Engineering	36.1	-23.8%	-8.3%	
Concrete	41.9	-6.7%	1.8%	~//~
Electrical Sub-Contractors	41.5	-5.9%	-5.3%	~~~
Electrical Supply Merchants	49.5	-1.1%	3.3%	~~~
Energy & Fuel Resources	34.0	-4.0%	1.9%	
Equipment Hire	45.0	-2.2%	-16.0%	
Finance & Insurance	63.7	2.5%	9.8%	~~
Flooring	48.4	-2.5%	42.6%	

# Days Sales Outstanding by Vendor Industry (3 of 4)

Vendor Segment	DSO - Aug 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Food & Beverage	35.3	-6.7%	-6.7%	/\-
Glass	40.5	-0.8%	9.9%	
Labour Hire	36.8	1.8%	-7.8%	M
Manufacturing	39.8	-12.7%	-2.3%	
Other Building	41.9	-4.3%	-30.4%	1
Plumbing	36.7	-1.6%	-2.1%	~//~
Pulp, Paper and Printing	48.5	11.4%	-8.3%	~~~
Retail	49.4	52.3%	44.8%	$\sim$



# Days Sales Outstanding by Vendor Industry (4 of 4)

Vendor Segment	DSO - Aug 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Roofing	41.8	-5.0%	14.7%	~~~
Steel / Metal Products	33.8	-3.3%	-5.7%	1
Technology & Service Providers	41.6	-2.0%	5.2%	
Timber	45.2	-11.2%	-1.8%	~~~
Travel	33.0	1.2%	9.5%	
Window Fabricators / Installers	44.0	-6.2%	-4.1%	~/\\\

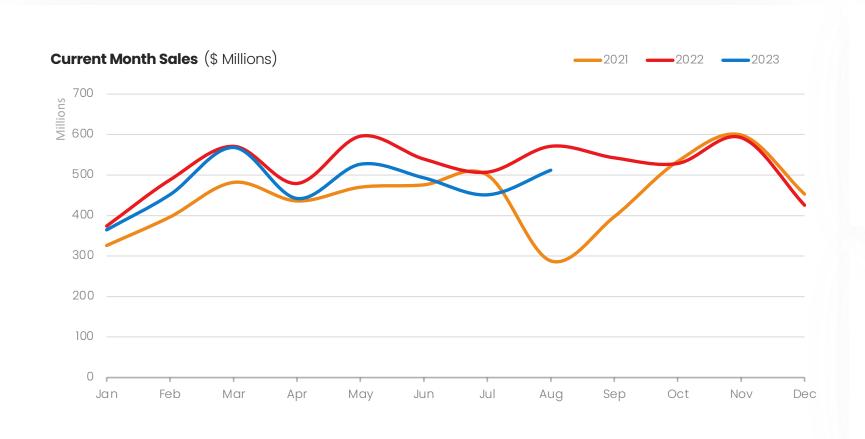




# Building Merchant Insights.

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## **Building Merchant Current Month Sales**



#### Month-on-Month



13.5%

Monthly sales increased by 13.5% from July 2023 to August 2023.

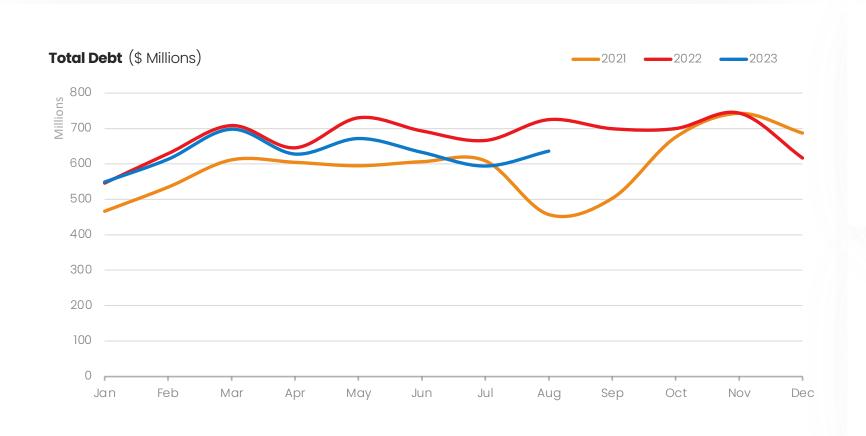
#### Year-on-Year



10.3%

Monthly sales for August 2023 were 10.3% lower than August 2022.

# **Building Merchant Total Debt**



#### **Month-on-Month**



7.1%

Total Debt increased by 7.1% from July 2023 to August 2023.

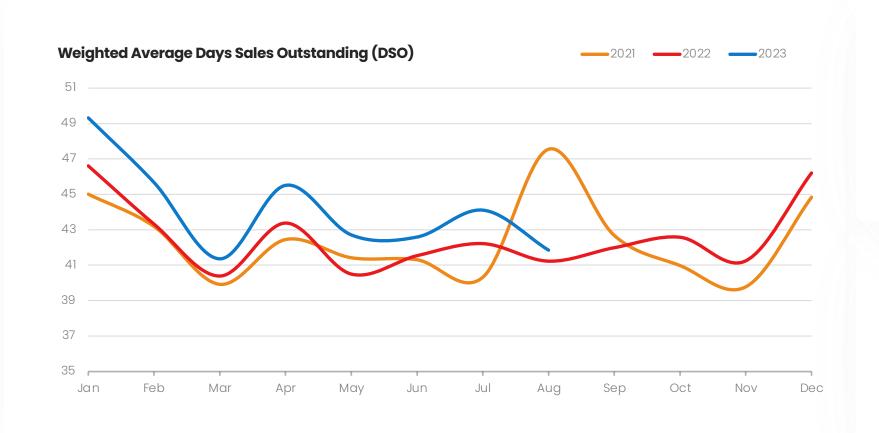
#### Year-on-Year



12.3%

Total Debt was 12.3% lower in August 2023 compared to August 2022.

# **Building Merchant Days Sales Outstanding**



#### Month-on-Month



5.1%

Weighted average DSO decreased by 5.1% from Jul-23 to Aug-23.

#### Year-on-Year



1.5%

Weighted average DSO was 1.5% higher in Aug-23 vs Aug-22.

## Building Merchant Arrears in Dollars (60+DPD)



### **Month-on-Month**



2.8%

60DPD+ arrears were down 2.8% from July 2023 to August 2023.

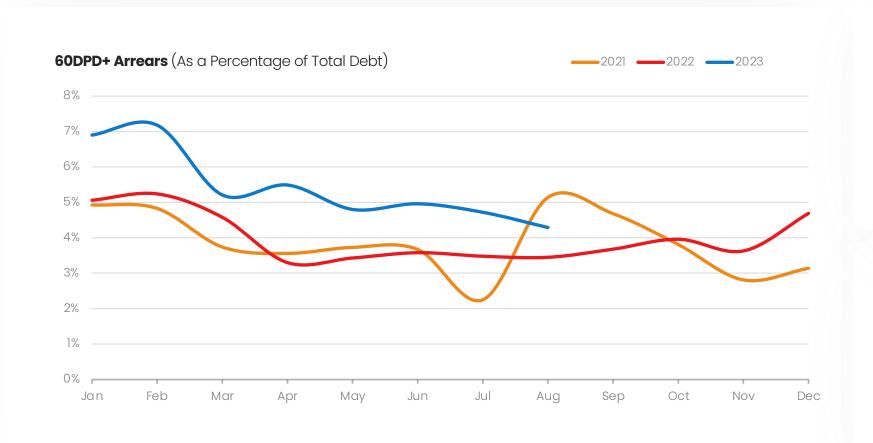
#### Year-on-Year



9.1%

60DPD+ arrears were up 9.1% from August 2022 to August 2023.

### Building Merchant Arrears in Percentages (60+DPD)



### Month-on-Month



43bps

60DPD+ arrears were 43bps lower in August 2023 compared to July 2023.

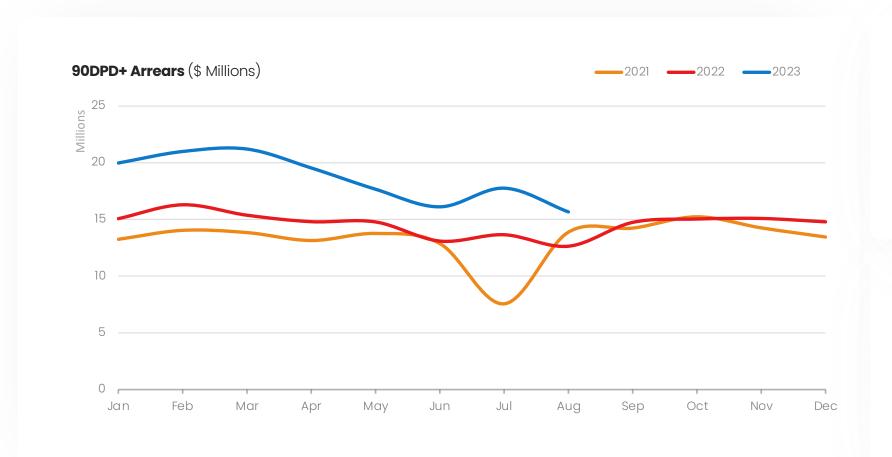
#### Year-on-Year



84bps

60DPD+ arrears were 84bps higher in August 2023 compared to August 2022.

### Building Merchant Arrears in Dollars (90+DPD)



### **Month-on-Month**



11.8%

90DPD+ arrears were down 11.8% from July 2023 to August 2023.

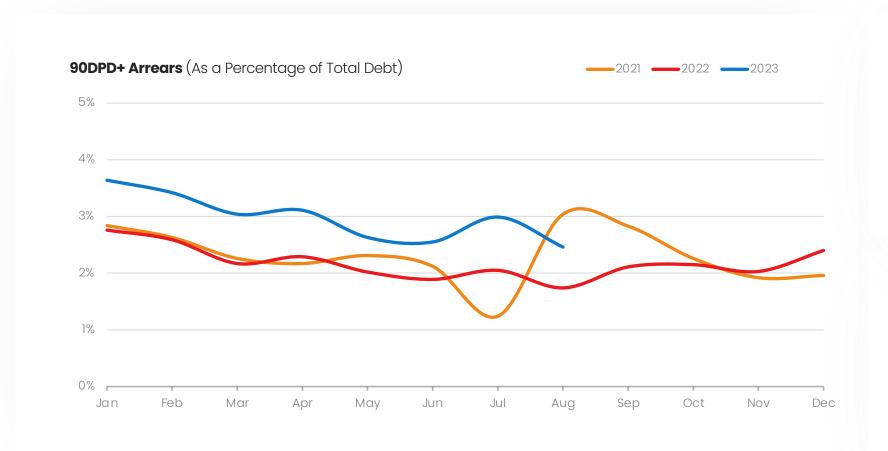
### Year-on-Year



23.9%

90DPD+ arrears were up 23.9% from August 2022 to August 2023.

## Building Merchant Arrears in Percentages (90+DPD)



#### Month-on-Month



53bps

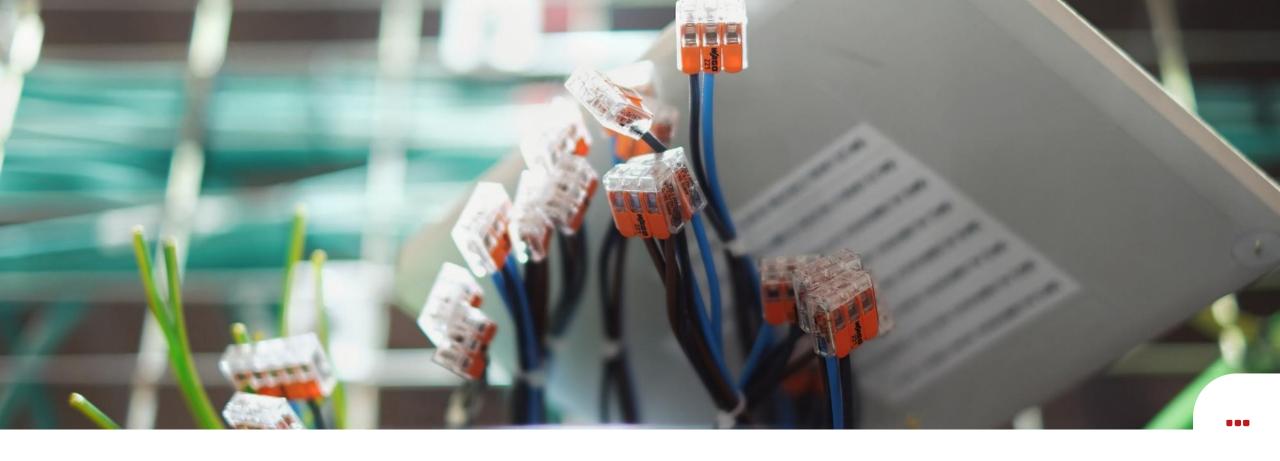
90DPD+ arrears were 53bps lower in August 2023 compared to July 2023.

### Year-on-Year



**72**bps

90DPD+ arrears were 72bps higher in August 2023 compared to August 2022.

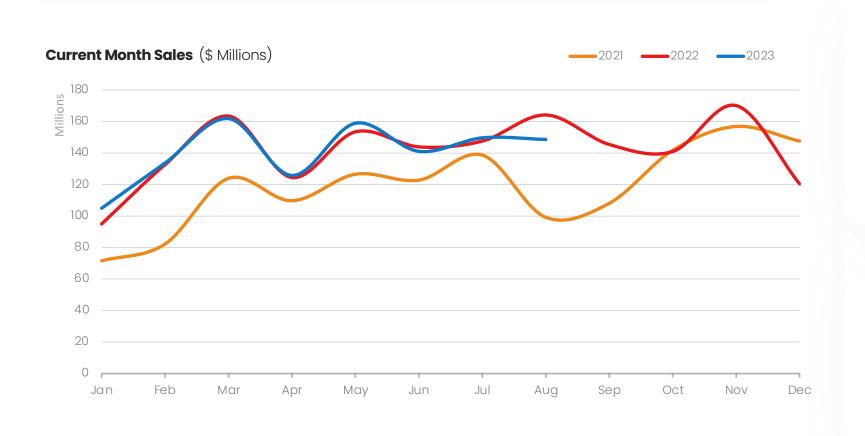




# Electrical Merchant Insights.

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### **Electrical Merchant Current Month Sales**



### **Month-on-Month**



0.7%

Monthly sales decreased by 0.7% from July 2023 to August 2023.

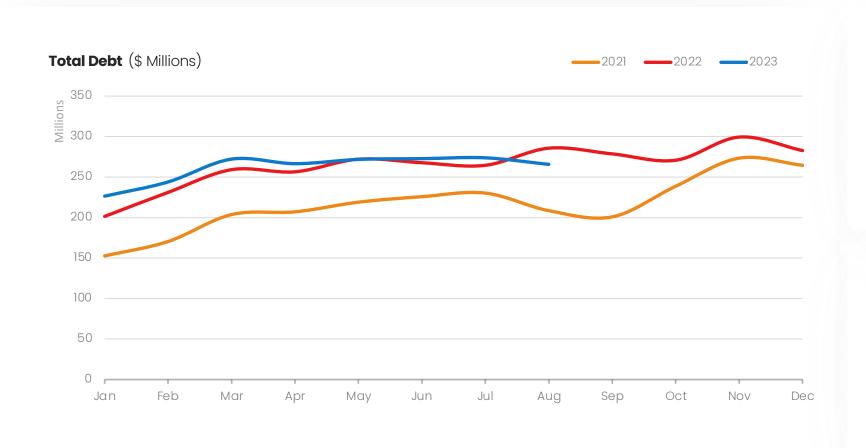
### Year-on-Year



9.5%

Monthly sales for August 2023 were 9.5% lower than August 2022.

### **Electrical Merchant Total Debt**



### Month-on-Month



**3.0%** 

Total Debt decreased by 3.0% from July 2023 to August 2023.

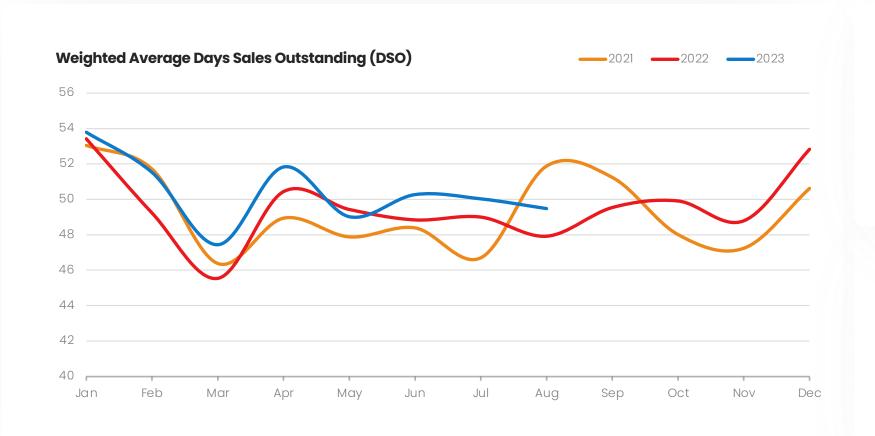
### Year-on-Year



7.0%

Total Debt was 7.0% lower in August 2023 compared to August 2022.

### **Electrical Merchant Days Sales Outstanding**



### **Month-on-Month**



1.1%

Weighted average DSO decreased by 1.1% from Jul-23 to Aug-23.

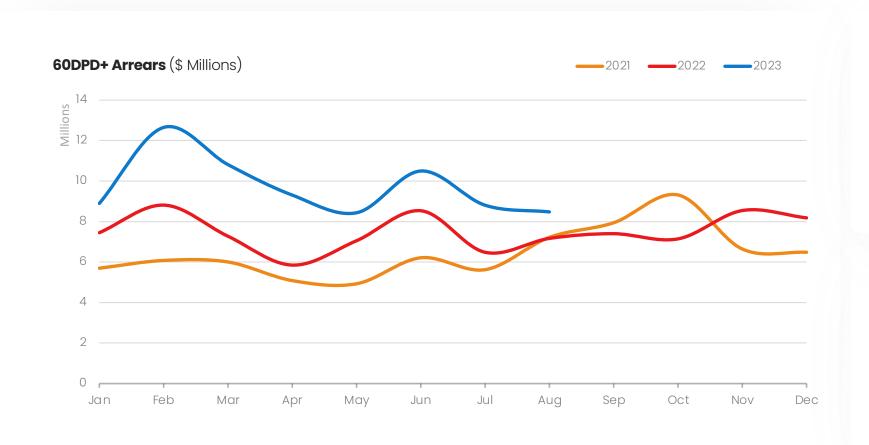
### Year-on-Year



3.3%

Weighted average DSO was 3.3% higher in Aug-23 vs Aug-22.

### Electrical Merchant Arrears in Dollars (60+DPD)



### Month-on-Month



3.8%

60DPD+ arrears were down 3.8% from July 2023 to August 2023.

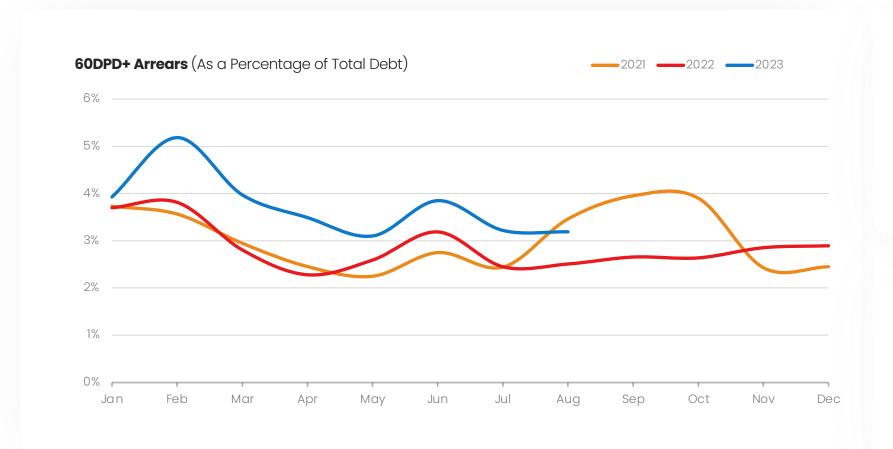
#### Year-on-Year



18.2%

60DPD+ arrears were up 18.2% from August 2022 to August 2023.

## Electrical Merchant Arrears in Percentages (60+DPD)



### Month-on-Month



3bps

60DPD+ arrears were 3bps lower in August 2023 compared to July 2023.

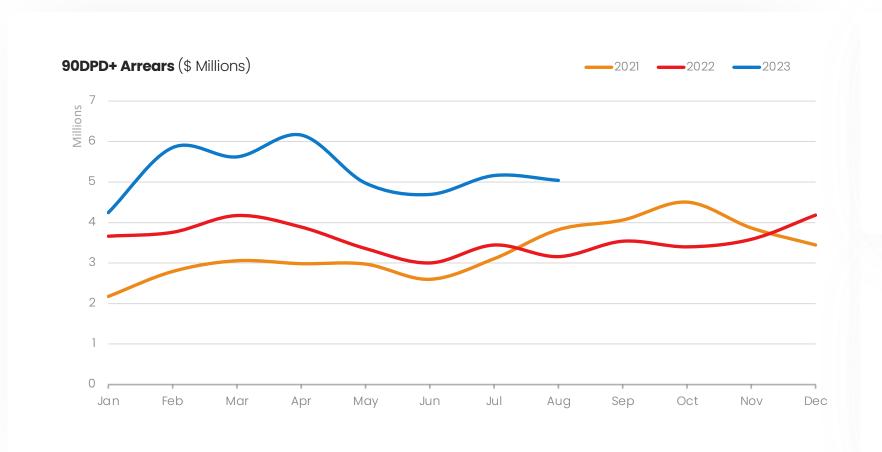
#### Year-on-Year



68bps

60DPD+ arrears were 68bps higher in August 2023 compared to August 2022.

### Electrical Merchant Arrears in Dollars (90+DPD)



### **Month-on-Month**



2.3%

90DPD+ arrears were down 2.3% from July 2023 to August 2023.

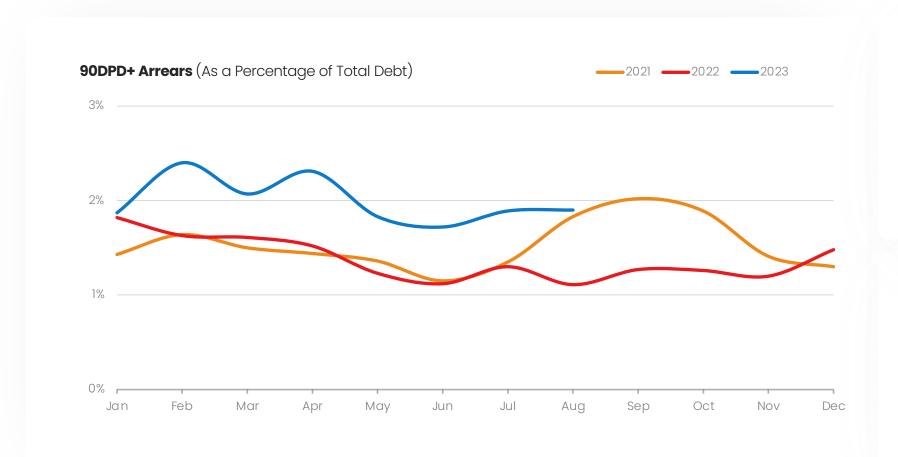
### Year-on-Year



59.6%

90DPD+ arrears were up 59.6% from August 2022 to August 2023.

### Electrical Merchant Arrears in Percentages (90+DPD)



#### Month-on-Month



**l**bp

90DPD+ arrears were 1bp higher in August 2023 compared to July 2023.

#### Year-on-Year



79<sub>bps</sub>

90DPD+ arrears were 79bps higher in August 2023 compared to August 2022.

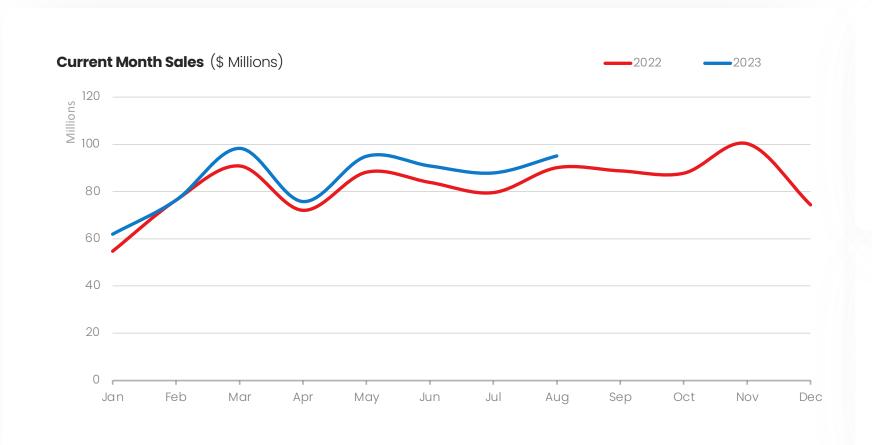




# Plumbing Merchant Insights.

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### Plumbing Merchant Current Month Sales



#### Month-on-Month



8.2%

Monthly sales increased by 8.2% from July 2023 to August 2023.

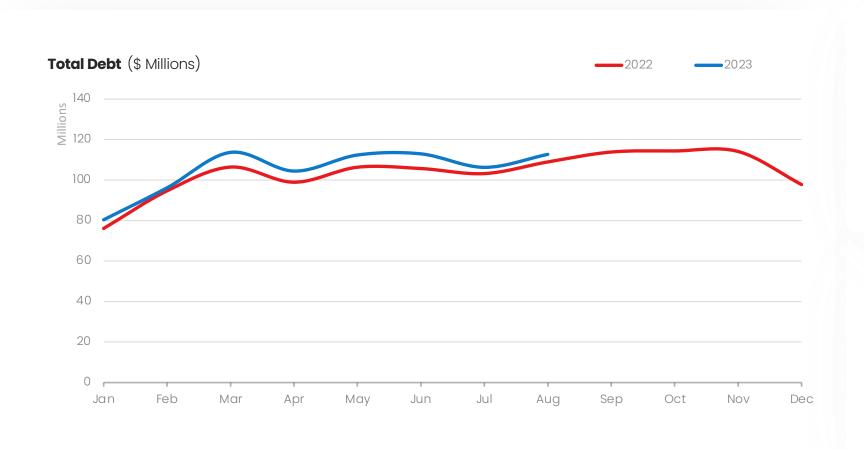
#### Year-on-Year



5.5%

Monthly sales for August 2023 were 5.5% higher than August 2022.

### Plumbing Merchant Total Debt



### **Month-on-Month**



6.0%

Total Debt increased by 6.0% from July 2023 to August 2023.

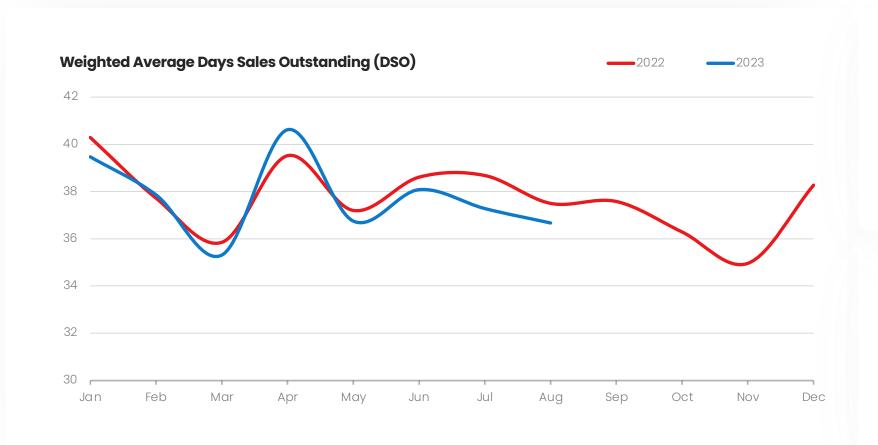
### Year-on-Year



3.4%

Total Debt was 3.4% higher in August 2023 compared to August 2022.

### Plumbing Merchant Days Sales Outstanding



### Month-on-Month



1.6%

Weighted average DSO decreased by 1.6% from Jul-23 to Aug-23.

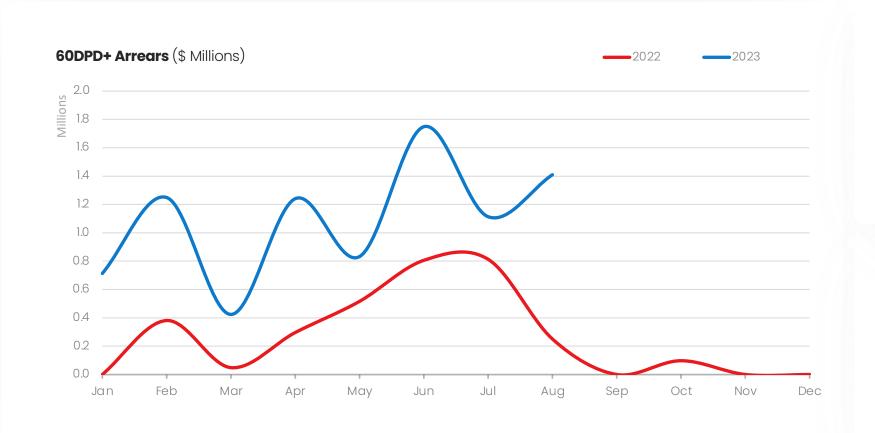
#### Year-on-Year



2.1%

Weighted average DSO was 2.1% lower in Aug-23 vs Aug-22.

### Plumbing Merchant Arrears in Dollars (60+DPD)



### Month-on-Month



**1** 26.6%

60DPD+ arrears were up 26.6% from July 2023 to August 2023.

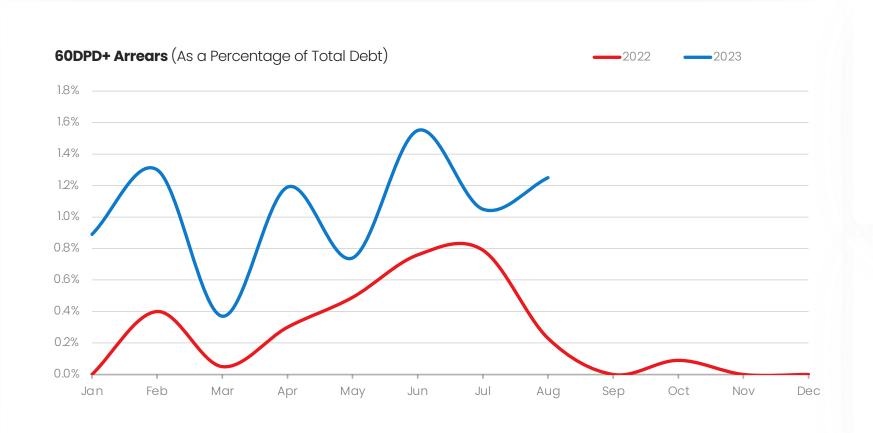
### Year-on-Year



462%

60DPD+ arrears were up 462% from August 2022 to August 2023.

### Plumbing Merchant Arrears in Percentages (60+DPD)



### Month-on-Month



20bps

60DPD+ arrears were 20bps higher in August 2023 compared to July 2023.

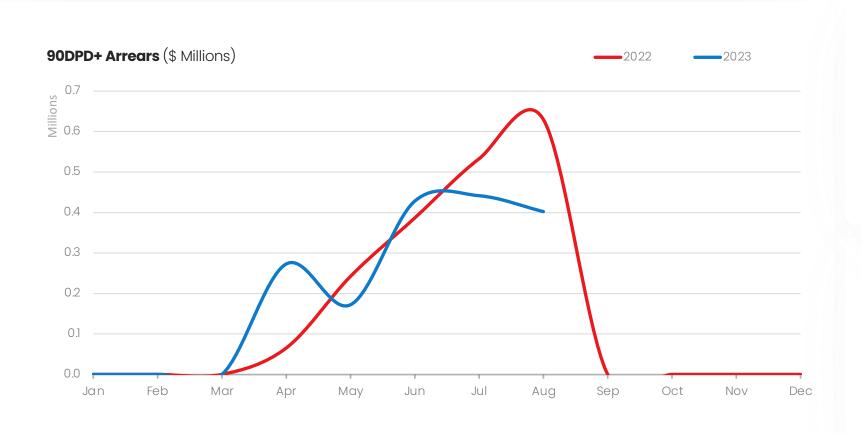
#### Year-on-Year



**102**bps

60DPD+ arrears were 102bps higher in August 2023 compared to August 2022.

# Plumbing Merchant Arrears in Dollars (90+DPD)



### **Month-on-Month**



8.9%

90DPD+ arrears were down 8.9% from July 2023 to August 2023.

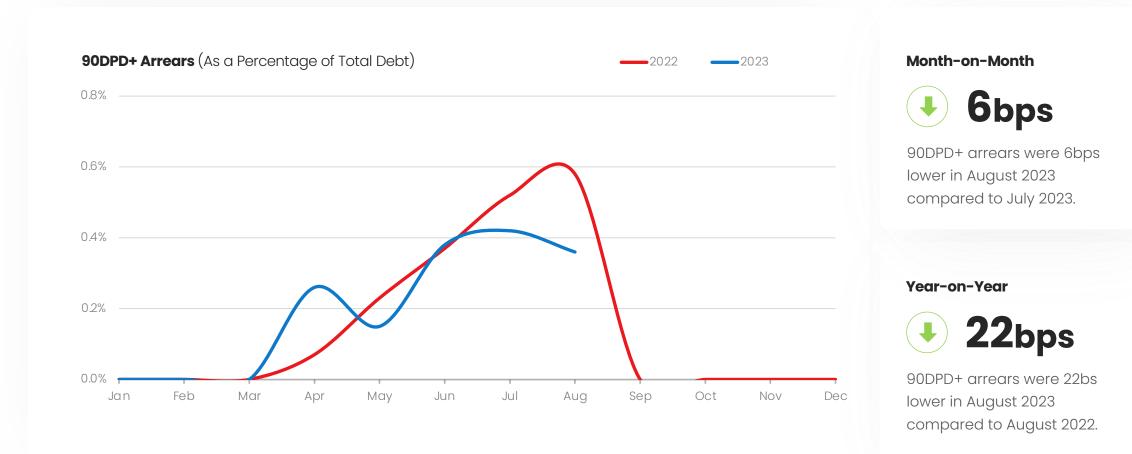
#### Year-on-Year



36.1%

90DPD+ arrears were down 36.1% from August 2022 to August 2023.

### Plumbing Merchant Arrears in Percentages (90+DPD)



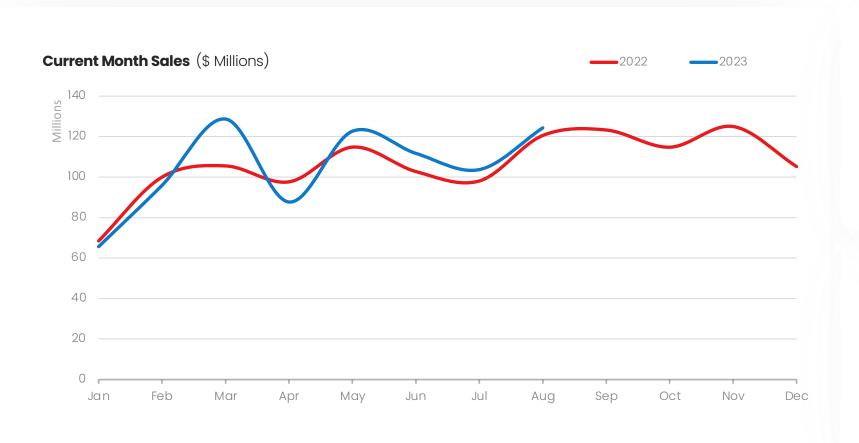




# Concrete Merchant Insights.

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### **Concrete Merchant Current Month Sales**



### **Month-on-Month**



19.9%

Monthly sales increased by 19.9% from July 2023 to August 2023.

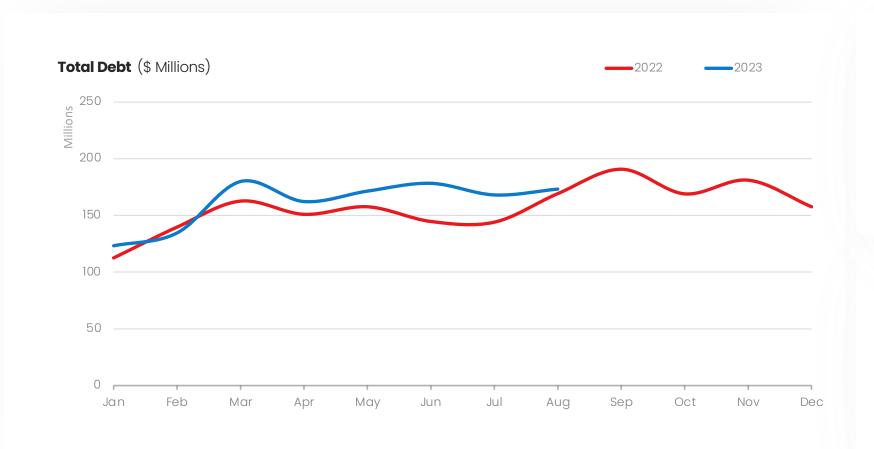
### Year-on-Year



3.1%

Monthly sales for August 2023 were 3.1% higher than August 2022.

### **Concrete Merchant Total Debt**



#### Month-on-Month



**3.1%** 

Total Debt increased by 3.1% from July 2023 to August 2023.

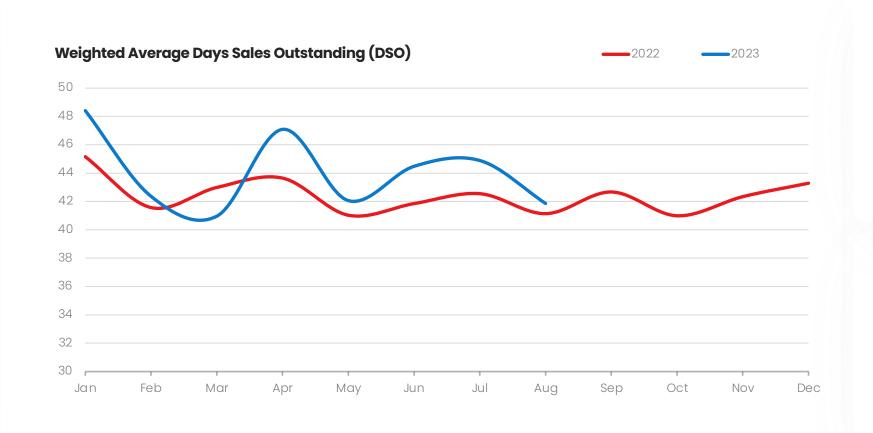
### Year-on-Year



2.4%

Total Debt was 2.4% higher in August 2023 compared to August 2022.

### Concrete Merchant Days Sales Outstanding



### Month-on-Month



6.7%

Weighted average DSO decreased by 6.7% from Jul-23 to Aug-23.

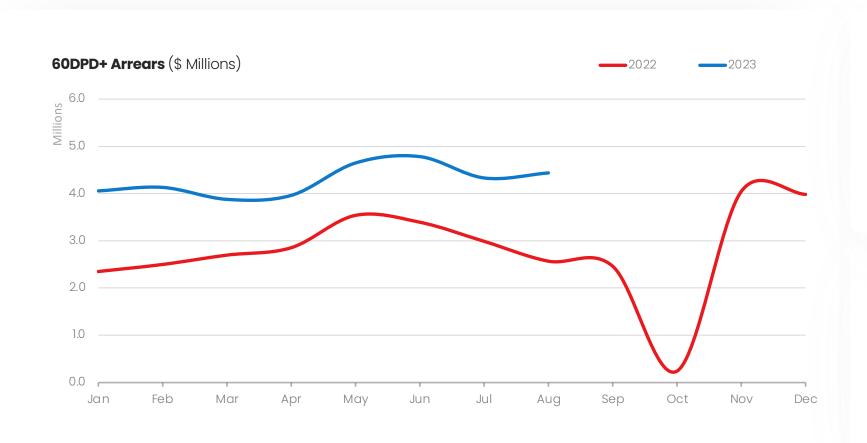
### Year-on-Year



1.8%

Weighted average DSO was 1.8% higher in Aug-23 vs Aug-22.

### Concrete Merchant Arrears in Dollars (60+DPD)



#### Month-on-Month



2.5%

60DPD+ arrears were up 2.5% from July 2023 to August 2023.

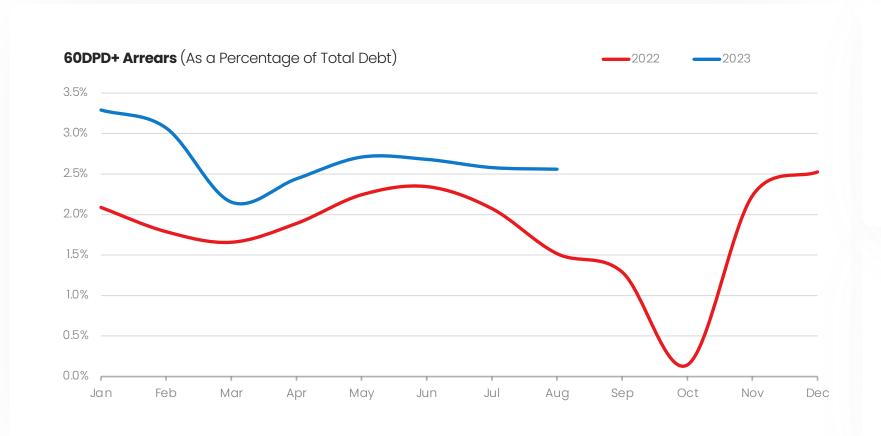
#### Year-on-Year



72.8%

60DPD+ arrears were up 72.8% from August 2022 to August 2023.

## Concrete Merchant Arrears in Percentages (60+DPD)



### Month-on-Month



2bps

60DPD+ arrears were 2bps lower in August 2023 compared to July 2023.

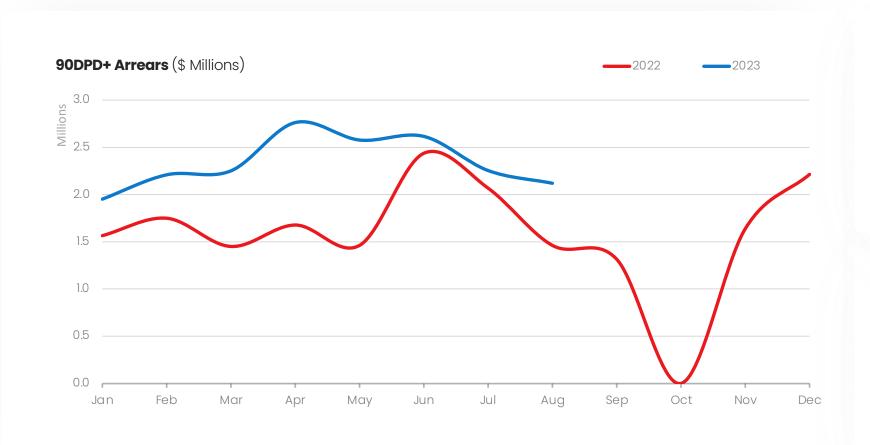
### Year-on-Year



**104**bps

60DPD+ arrears were 104bps higher in August 2023 compared to August 2022.

## Concrete Merchant Arrears in Dollars (90+DPD)



#### Month-on-Month



6.0%

90DPD+ arrears were down 6.0% from July 2023 to August 2023.

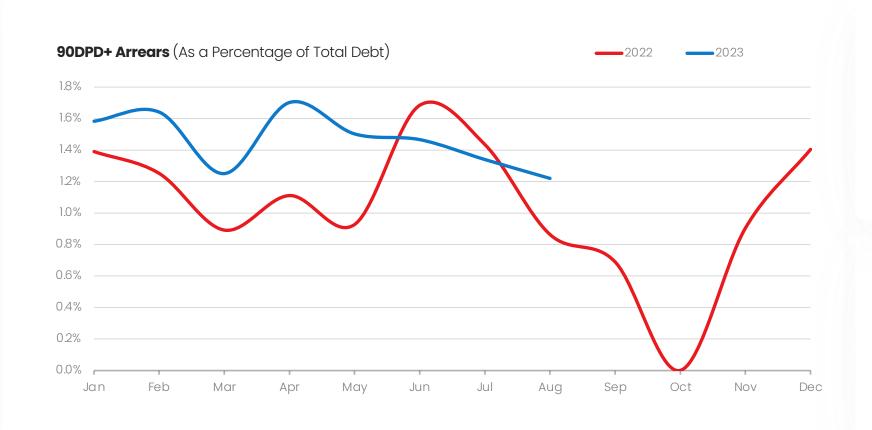
#### Year-on-Year



45.0%

90DPD+ arrears were up 45.0% from August 2022 to August 2023.

## Concrete Merchant Arrears in Percentages (90+DPD)



### Month-on-Month



12bps

90DPD+ arrears were 12bps lower in August 2023 compared to July 2023.

#### Year-on-Year



36bps

90DPD+ arrears were 36bps higher in August 2023 compared to August 2022.