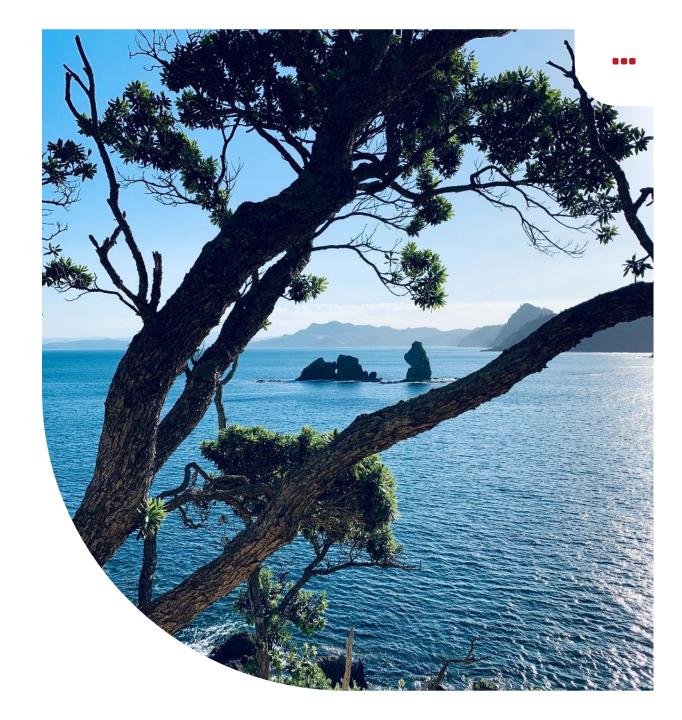


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October Month-End 2023 Credit Insights

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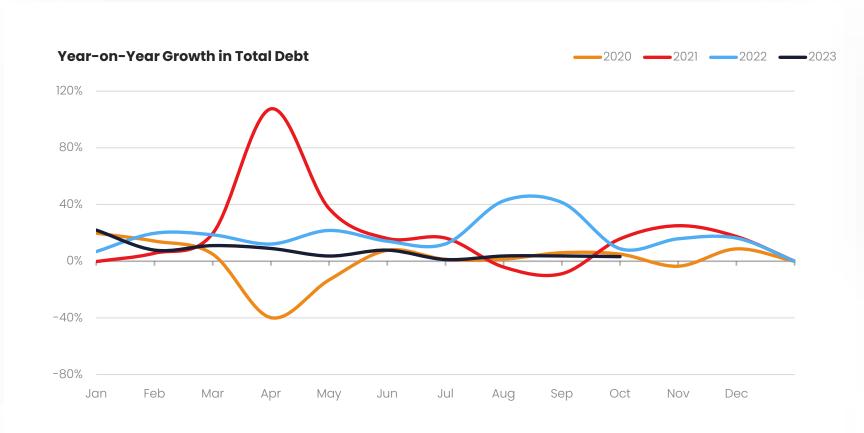




Key Credit Risk Insights.

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Year-on-Year Growth in Total Debt is Slow, But Remains Positive



October 2023

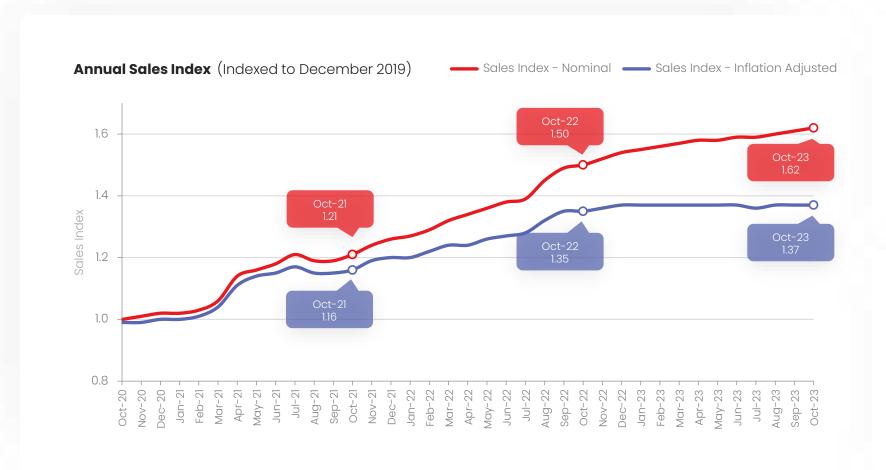


3.2%

Total Debt Balance for Oct-23 was 3.2% higher compared to Oct-22.

Annual Sales Observed Minor Growth in October

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



Nominal Sales

MoM Change

YoY Change



0.6%



8.4%

A third consecutive MoM growth in annual sales was observed in Oct-23, though at minimal levels.

Inflation Adjusted Sales

MoM Change

YoY Change



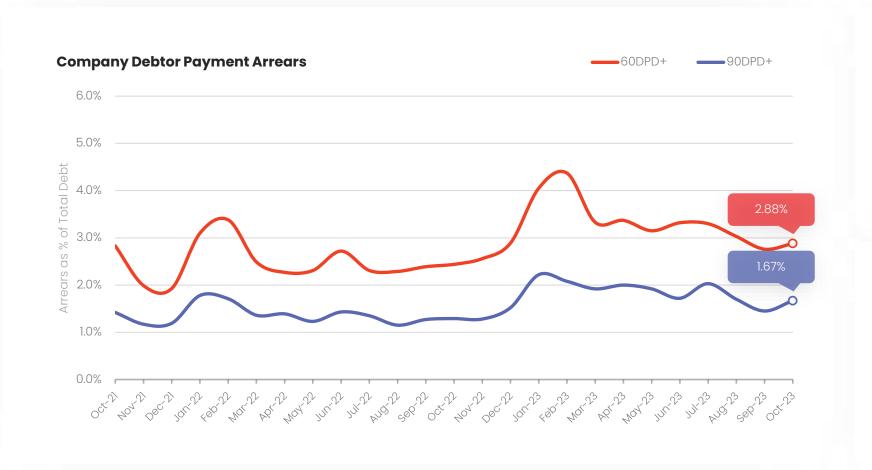
0.2%



1.8%

Inflation adjusted annual sales were largely unchanged in Oct-23. The trend over the past year has been flat.

Company Debtor Arrears: 60DPD+ & 90DPD+ See Small Increases in October



60DPD+ Arrears

MoM Change

YoY Change



12bps



44bps

60DPD+ arrears rose slightly in Oct-23; however, current levels remain low relative to the rest of 2023.

90DPD+ Arregrs

MoM Change

YoY Change



22bps

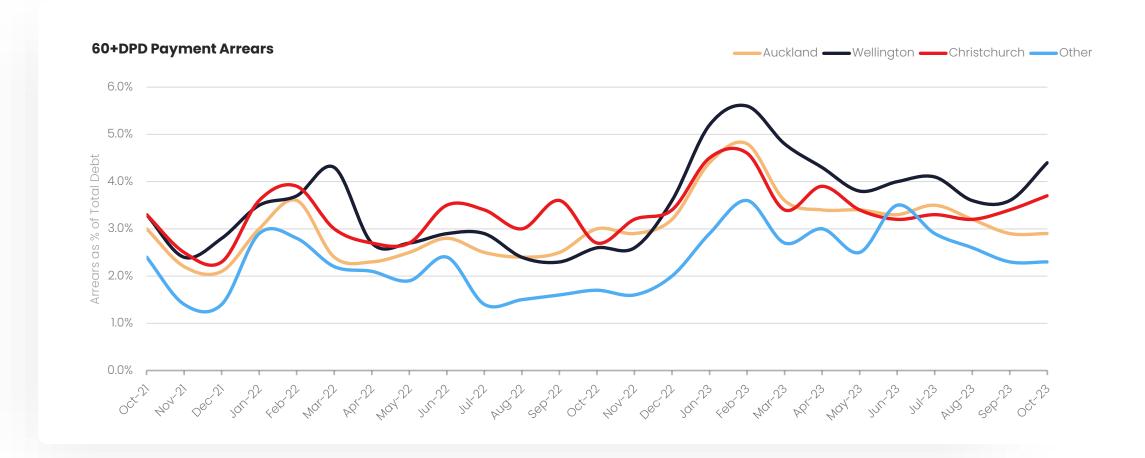


38bps

90DPD+ arrears also saw a slight increase in Oct-23 and are currently 38bps above last year.

Christchurch & Wellington Debtors Underpin the 60DPD+ Arrears Increase

(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



1.5%

The <u>annual</u> volume of Winding Up Applications was 1.5% higher in Oct-23 vs. Sep-23.

Year-on-Year



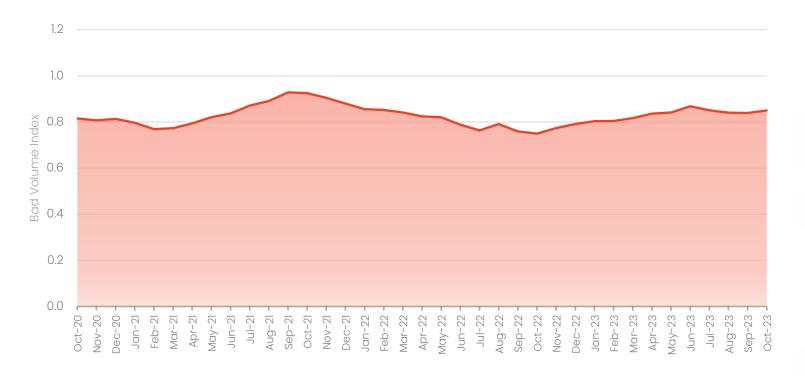
60.6%

The <u>annual</u> volume of Winding Up Applications was 60.6% higher in Oct-23 vs. Oct-22.

Trend in CreditWorks Debtors Going 'Bad'

(Default, Judgement, Administration, Receivership, Liquidation)

Annual Volume of 'Bad' Debtors Index (Indexed to December 2019)



Month-on-Month



1.3%

Annual volume of debtors going bad increased 1.3% MoM in Oct-23.

Year-on-Year



13.1%

Annual volume of debtors going bad was up 13.1% YoY in Oct-23.

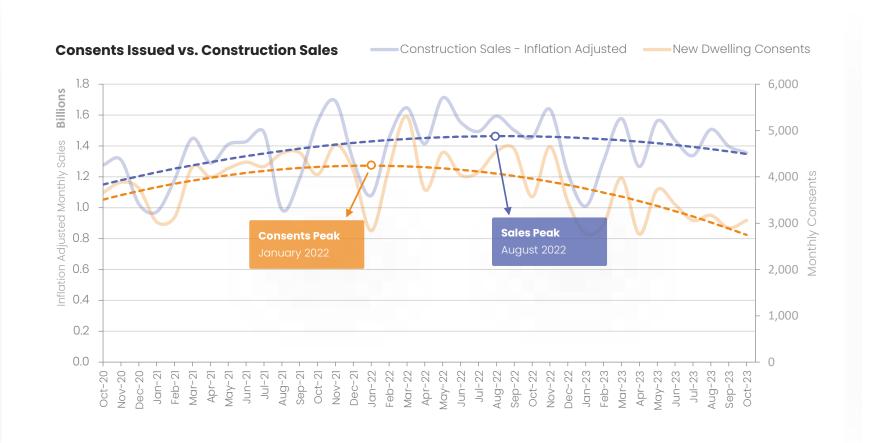




Comparison of Building Consents and Sales Trends.

Construction Sales vs. New Dwelling Consents Issued

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



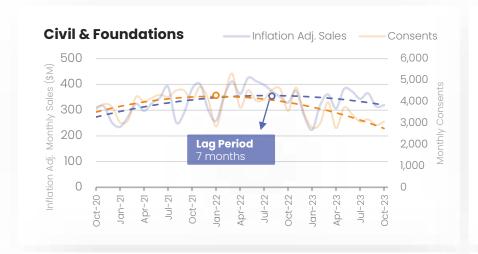
Construction Sales (Inflation Adjusted) vs. New Dwelling Consents Issued

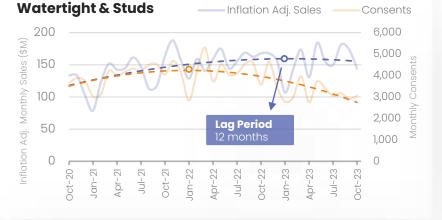
This graph compares monthly consents issued for new dwellings (via Stats NZ) against aggregated monthly sales under CreditWorks' members connected to the construction sector. To remove the impact of inflation, sales have been indexed to the CPI (Base = Dec-19).

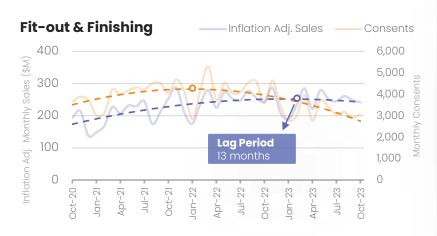
Polynomial trendlines for the last three years are used to cut through month-on-month volatility in the data (e.g., the number of working days, weather, etc.). The respective peaks of these trends show a seven-month lag between consents issued and construction sales.

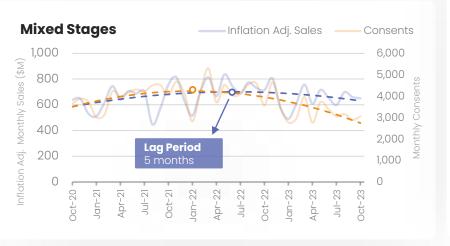
Splitting Construction Sales into Stages Highlights Different Lag Times

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









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

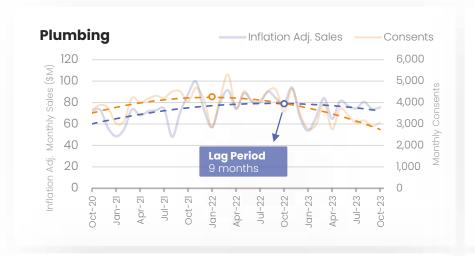
Splitting construction sales into broad 'stages' of construction activity confirms the expected relationship of the lag time between the peak of consents and the peak of sales.

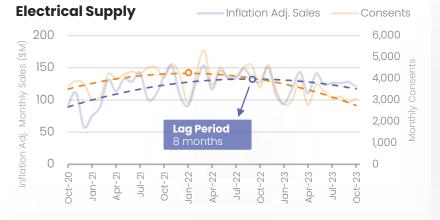
As expected, the shortest lag time is seen in Civil and Foundation type activities (7 months). Conversely, the most prolonged lag is seen in Fit-out and Finishing type activities (13 months).

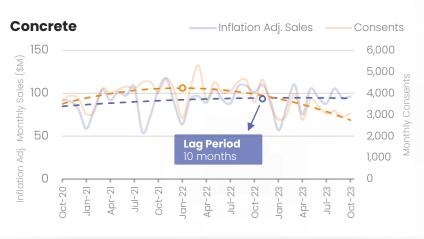
Vendors and merchants that service the full spectrum of construction activities (such as labour hire, fuel/energy and building supply merchants) are categorised separately. Inherently, this group shows a flatter trend in sales.

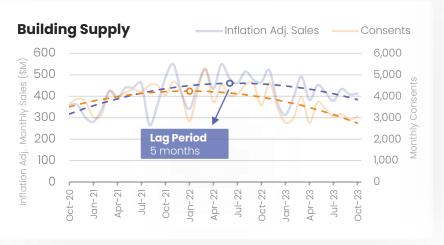
Inflation Adjusted Sales vs Consents for Spotlight Vendor Industries

(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.

It is noted that the updated data for October 2023 has seen a shift in the trendlines for Electrical Supply, Concrete and Building Supply sales.

The Concrete sales trend significantly flatter than the other sectors.



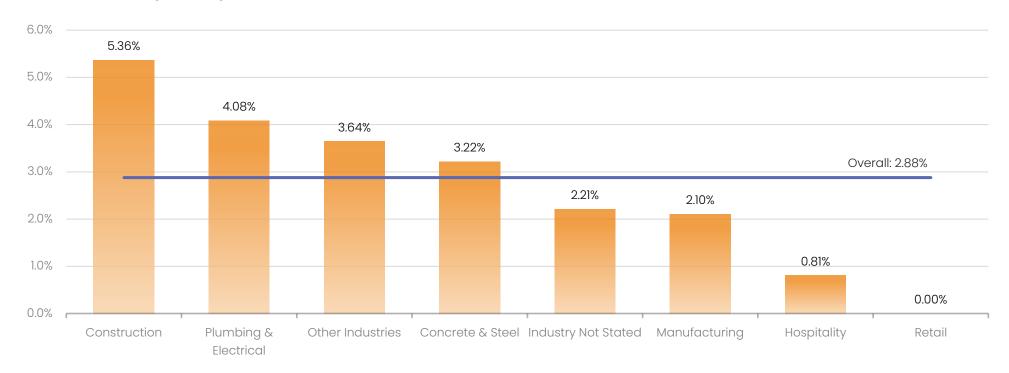


Debtor Industry Insights.

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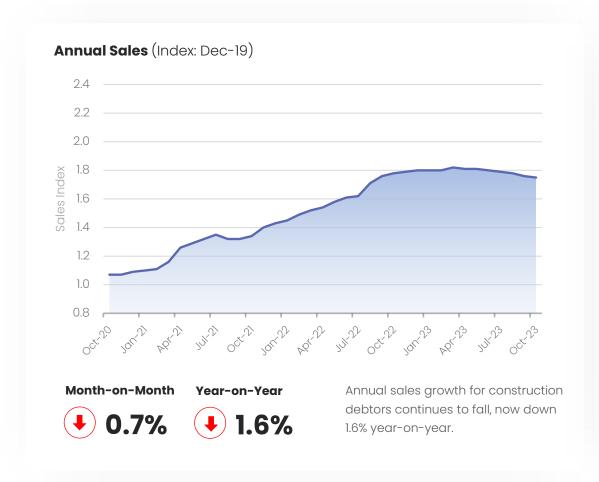
Construction, Retail Arrears Improved, All Else Deteriorated (Debtor industries (ANZSIC) defined by Companies Office records)

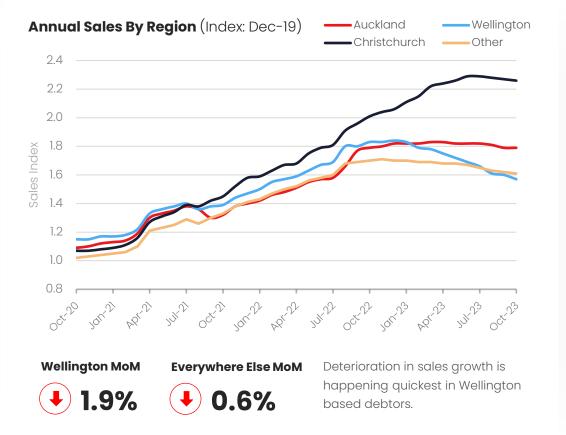
60+DPD Arrears by Industry as at October 2023



Construction Debtors: Sales Growth

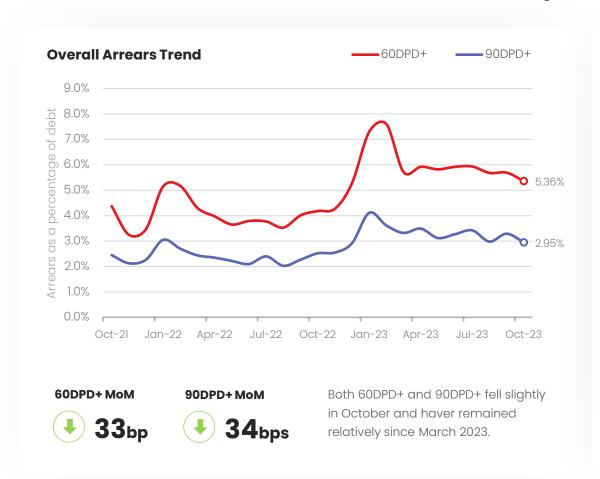
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

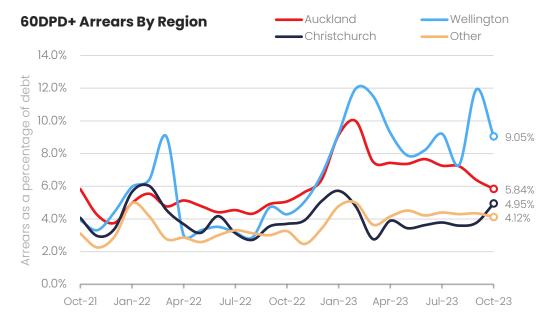




Construction Debtors: Arrears

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

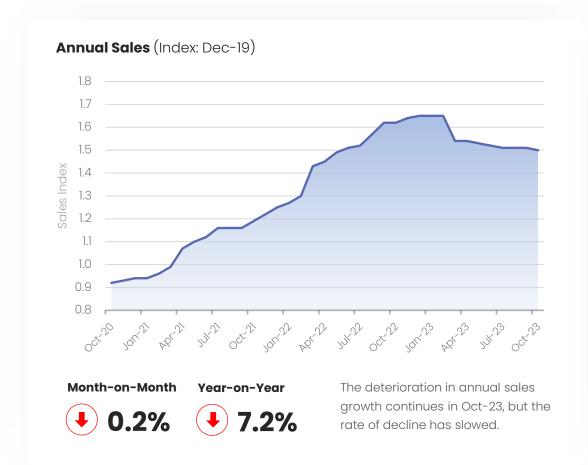


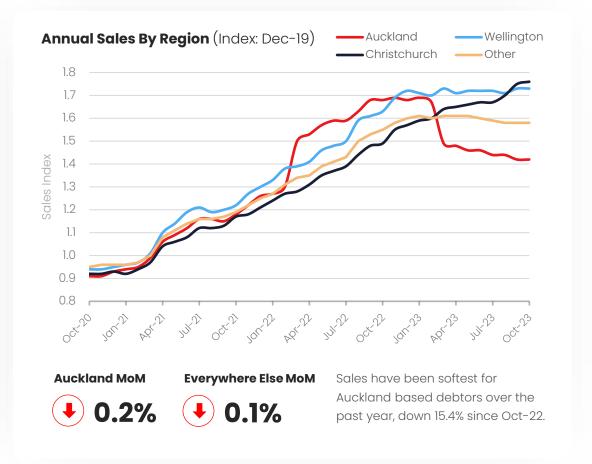


Improvement in 60PD+ through October 23 was seen across all regions, except for Christchurch (up 119bps). All regions remain elevated relative to the same month last year, with Auckland up 77bps, Wellington up 476bps, Christchurch up 125 bps, and 'Other' regions up 86bps year-on-year.

Manufacturing Debtors: Sales Growth

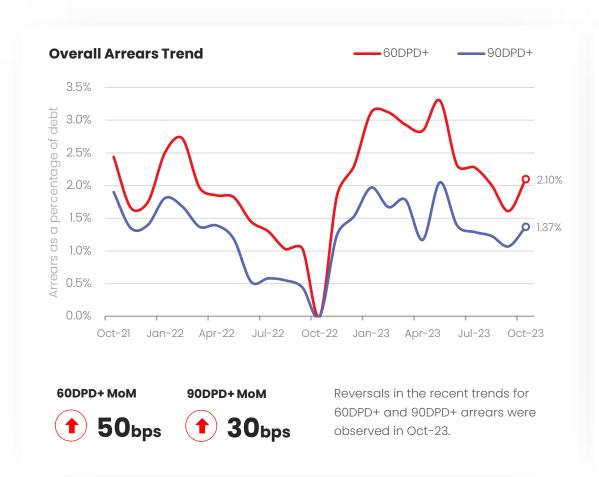
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

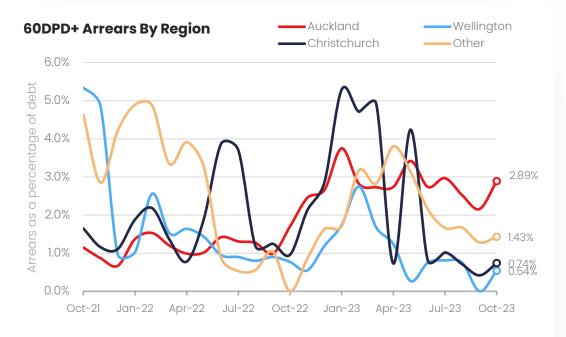




Manufacturing Debtors: Arrears

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



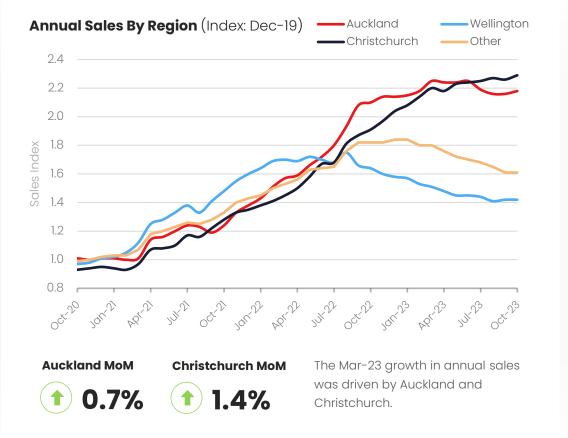


Increases in 60DPD+ arrears was observed across all regions in Oct-23, with Auckland up 74bps, Wellington up 54bps, Christchurch up 32bps, and 'Other' regions up 15bps month-on-month.

Concrete & Steel Debtors: Sales Growth

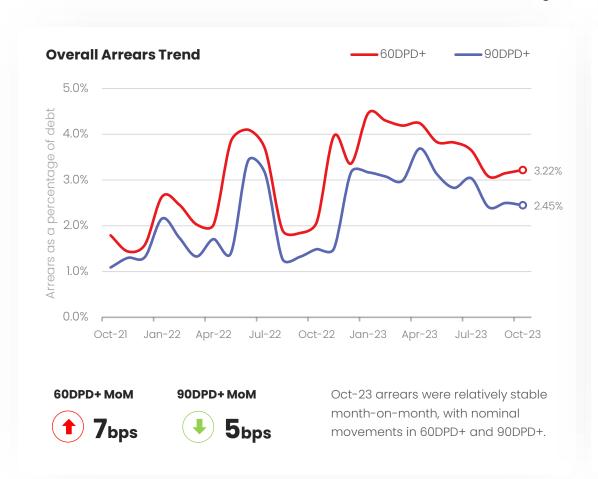
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

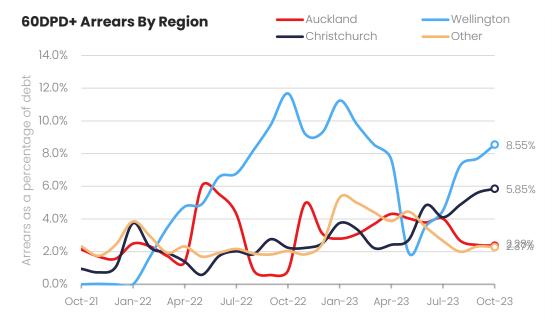




Concrete & Steel Debtors: Arrears

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

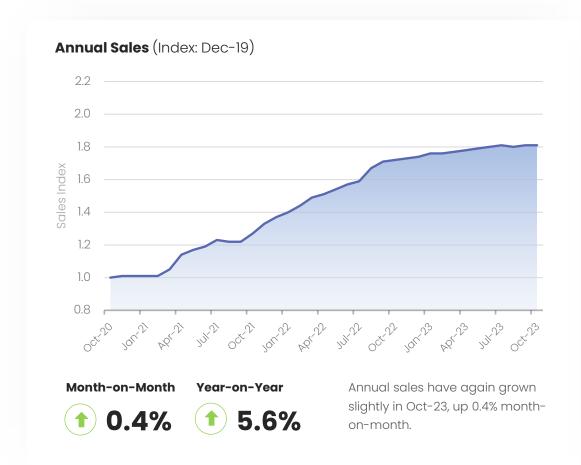


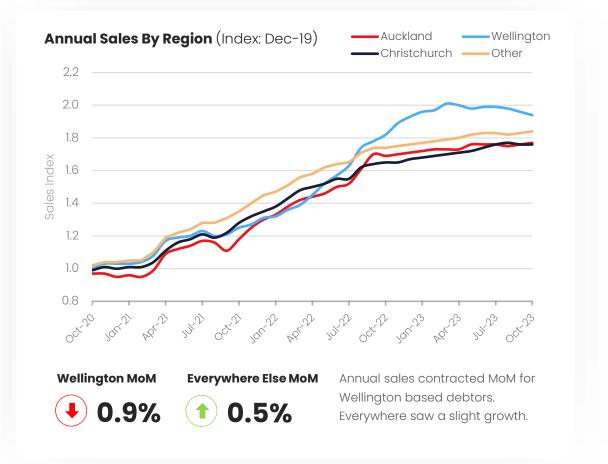


A mixed bag for 60DPD+ arrears by region in Oct-23, despite the overall level remaining relatively stable. Overall exposure is correlated to Auckland and 'Other' regions., with Auckland reducing 5bps and 'Other' regions reducing 4bps through Oct-23. Wellington and Christchurch were up 86bps and 25bps, respectively.

Plumbing & Electrical Debtors: Sales Growth

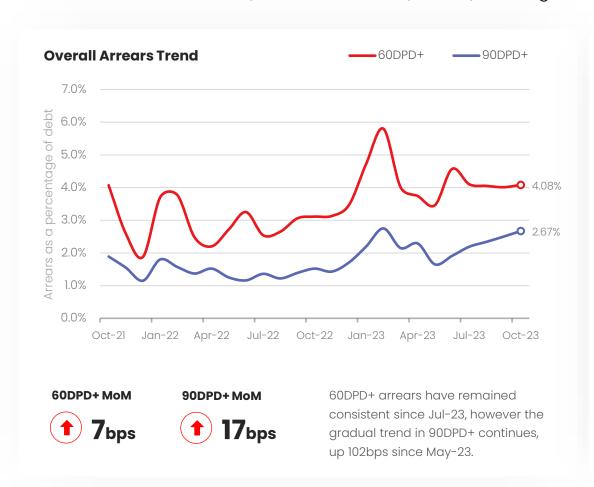
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

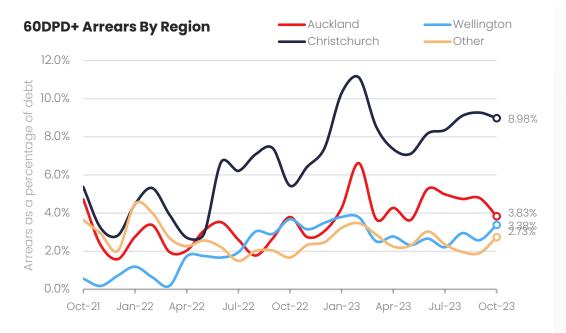




Plumbing & Electrical Debtors: Arrears

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



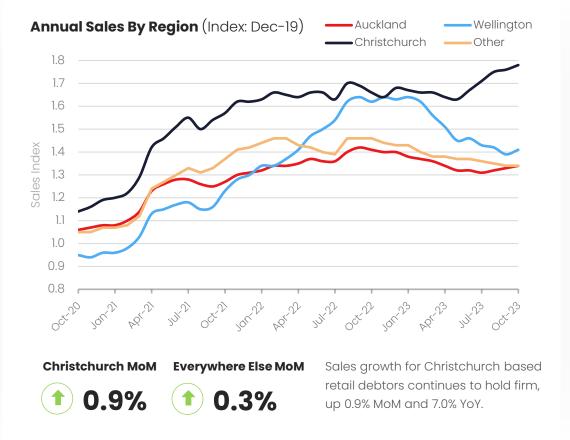


Deterioration in 60DPD+ arrears for Christchurch based debtors has abated in Oct-23, down 29bps MoM. Auckland based debtors also observed a 96bps reduction in 60DPD+ arrears through October. Wellington and 'Other' were up 80bps and 83bps, respectively.

Retail Debtors: Sales Growth

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

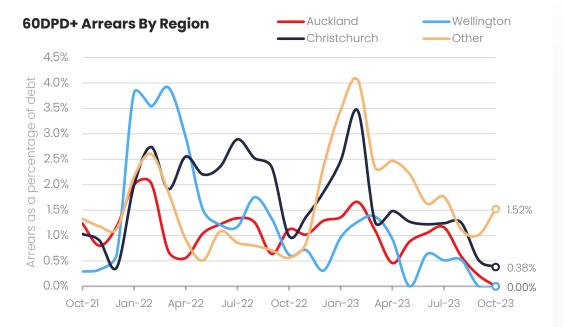




Retail Debtors: Arrears

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

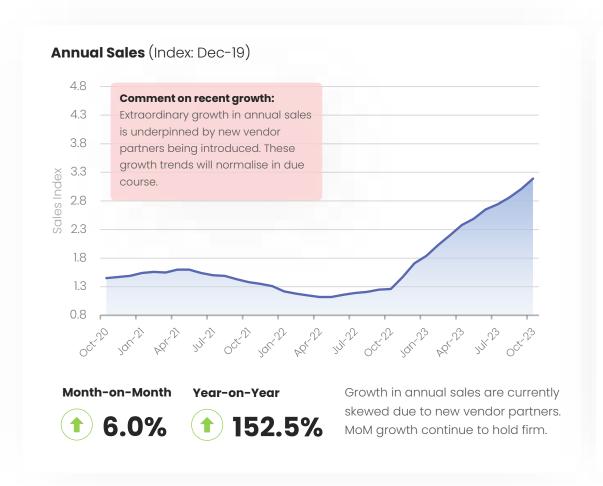


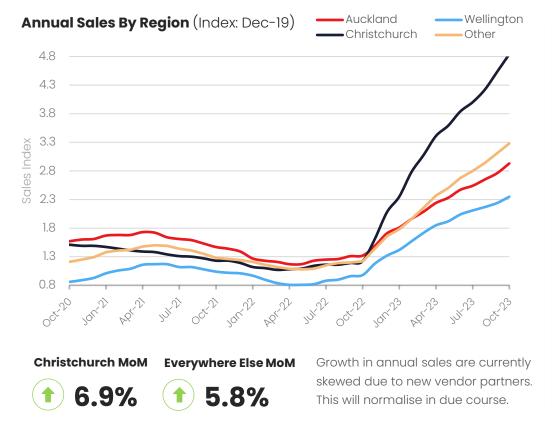


Comment on regional arrears metrics: Some unallocated payments are sitting in the 60DPD+ arrears bucket, that represent timing issues, disputes, etc. These are being investigated and worked through.

Hospitality Debtors: Sales Growth

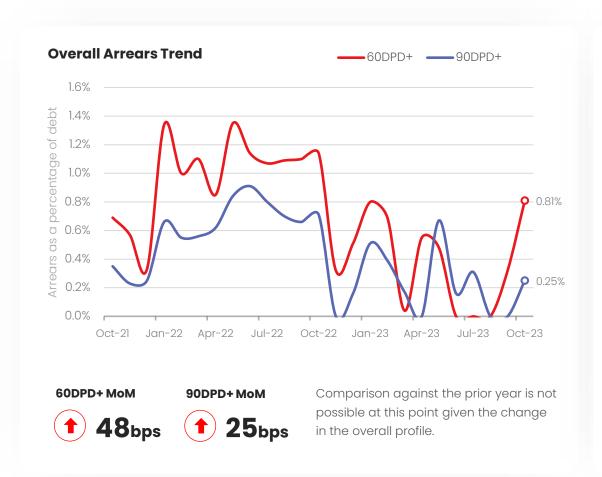
(Debtor industries (ANZSIC) and regions defined by Companies Office records)

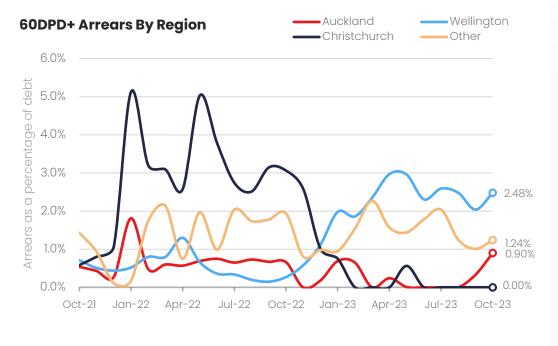




Hospitality Debtors: Arrears

(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 - Oct 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Air Conditioning / Refrigeration	46.6	3.6%	4.9%	
Aluminium - Wholesale / Extrusion	40.0	-0.1%	5.8%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Automotive Industry	52.7	12.0%	26.3%	
Builder - Commercial	35.7	13.8%	4.1%	
Builder - Residential	34.5	5.5%	-3.3%	
Building Materials	46.6	1.5%	0.2%	
Building Sub-Trades	49.0	4.3%	11.2%	
Building Supply Merchants	41.8	0.5%	-1.8%	

Days Sales Outstanding by Vendor Industry (2 of 4)

Vendor Segment	DSO - Oct 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Civil Engineering	35.5	-13.2%	-22.0%	
Concrete	43.0	-0.6%	4.9%	\mathcal{M}
Electrical Sub-Contractors	50.2	12.1%	7.3%	-\\\
Electrical Supply Merchants	48.9	0.6%	-1.9%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Energy & Fuel Resources	33.1	-3.1%	0.1%	
Equipment Hire	46.6	-0.5%	12.4%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Finance & Insurance	58.8	-2.0%	1.8%	
Flooring	40.3	-15.8%	3.4%	



Days Sales Outstanding by Vendor Industry (3 of 4)

Vendor Segment	DSO - Oct 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Food & Beverage	37.9	8.4%	-2.6%	
Glass	43.9	6.5%	17.8%	
Labour Hire	36.7	-5.9%	-2.1%	~/~~
Manufacturing	47.4	1.3%	21.8%	~~~
Other Building	45.7	1.2%	32.6%	
Plumbing	37.0	-2.2%	2.0%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Pulp, Paper and Printing	36.6	-4.2%	-24.6%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Retail	47.3	17.6%	1.5%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\

Days Sales Outstanding by Vendor Industry (4 of 4)

Vendor Segment	DSO - Oct 23	Month-on-Month Change (%)	Year-on-Year Change (%)	Last 12 Month Trend
Roofing	45.8	2.3%	9.3%	√ √~
Steel / Metal Products	34.7	-2.0%	-2.3%	1
Technology & Service Providers	42.5	3.4%	-2.4%	
Timber	43.8	-1.0%	-10.1%	~~~
Travel	33.6	12.0%	5.7%	
Window Fabricators / Installers	43.4	1.9%	4.1%	

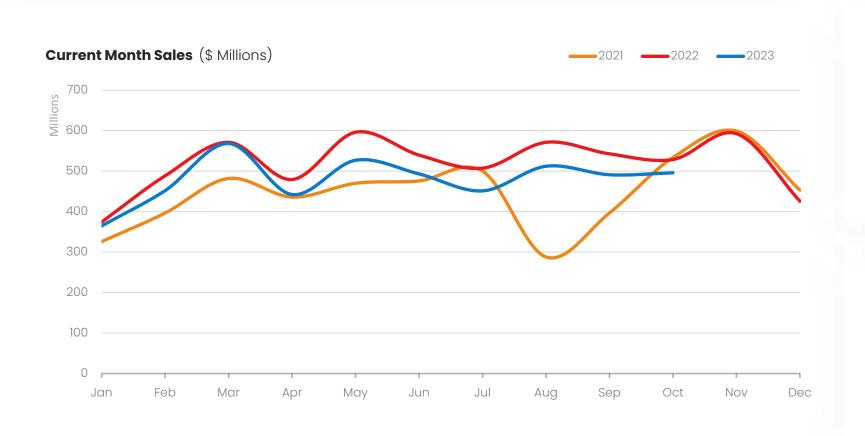




Building Merchant Insights.

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Building Merchant Current Month Sales



Month-on-Month



1.0%

Monthly sales increased by 1.0% from September 2023 to October 2023.

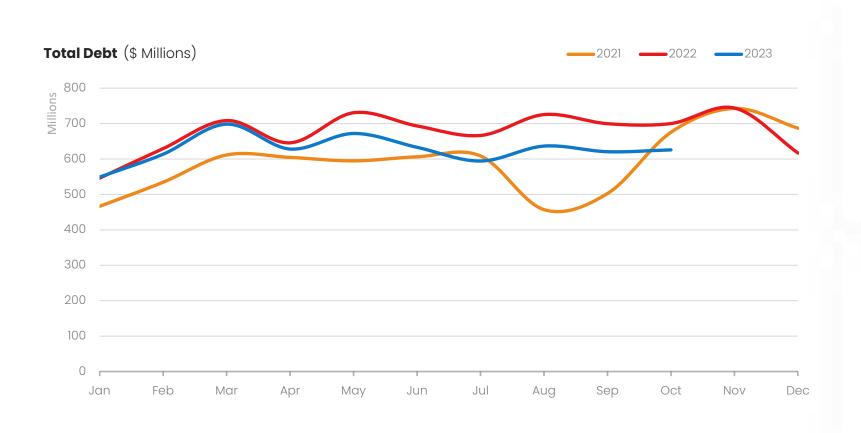
Year-on-Year



6.2%

Monthly sales for October 2023 were 6.2% lower than October 2022.

Building Merchant Total Debt



Month-on-Month



0.8%

Total Debt increased by 0.8% from September 2023 to October 2023.

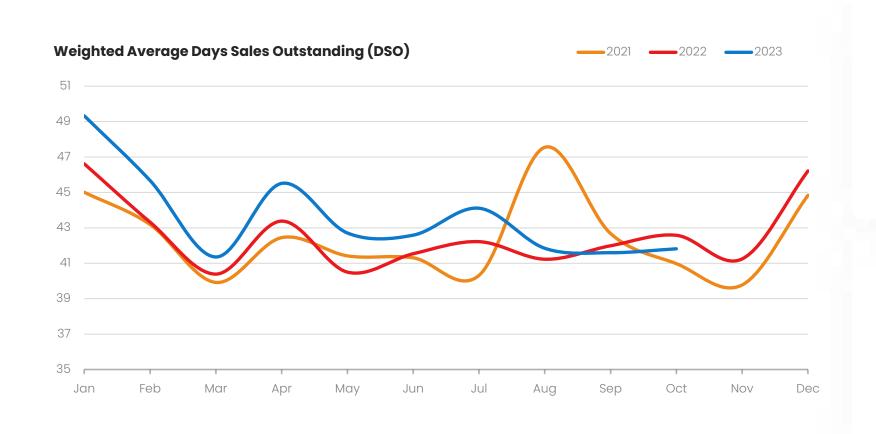
Year-on-Year



10.6%

Total Debt was 10.6% lower in October 2023 compared to October 2022.

Building Merchant Days Sales Outstanding



Month-on-Month



0.5%

Weighted average DSO increased by 0.5% from Sep-23 to Oct-23.

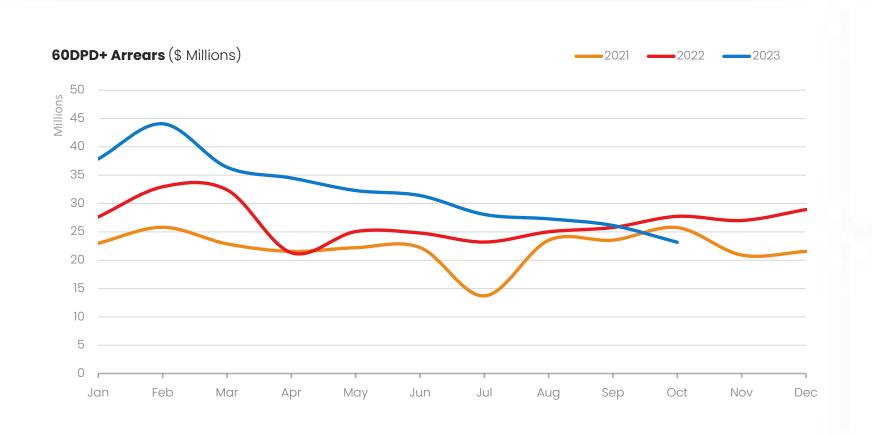
Year-on-Year



1.8%

Weighted average DSO was 1.8% lower in Oct-23 vs Oct-22.

Building Merchant Arrears in Dollars (60+DPD)



Month-on-Month



11.3%

60DPD+ arrears were down 11.3% from September 2023 to October 2023.

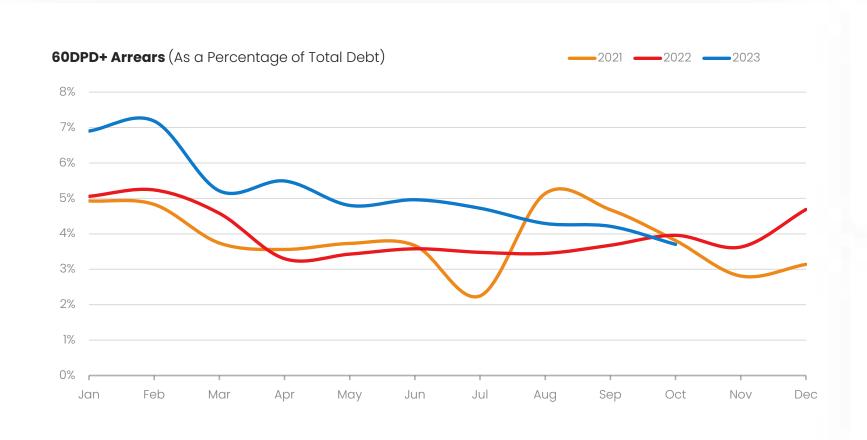
Year-on-Year



16.5%

60DPD+ arrears were down 16.5% from October 2022 to October 2023.

Building Merchant Arrears in Percentages (60+DPD)



Month-on-Month



51bps

60DPD+ arrears were 51bps lower in October 2023 compared to September 2023.

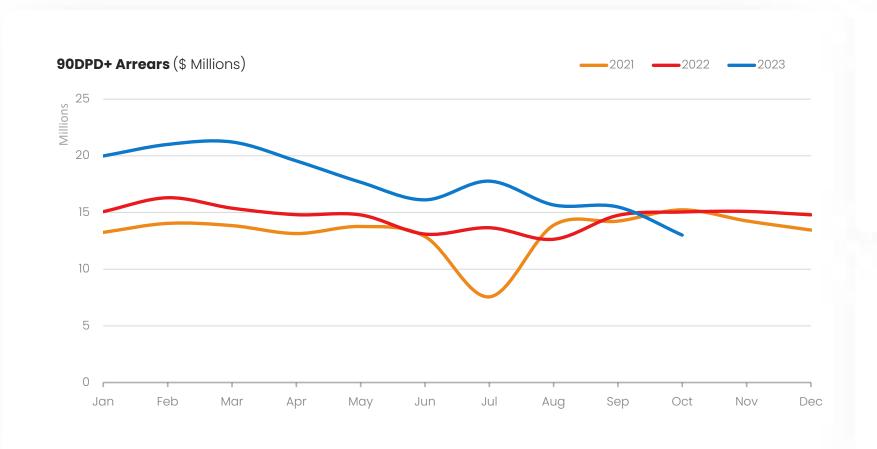
Year-on-Year



26bps

60DPD+ arrears were 26bps lower in October 2023 compared to October 2022.

Building Merchant Arrears in Dollars (90+DPD)



Month-on-Month



16.0%

90DPD+ arrears were down 16.0% from September 2023 to October 2023.

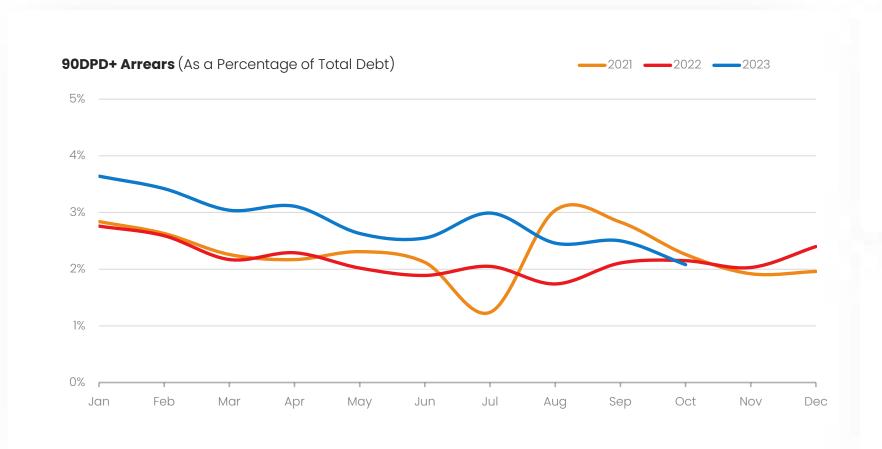
Year-on-Year



13.5%

90DPD+ arrears were down 13.5% from October 2022 to October 2023.

Building Merchant Arrears in Percentages (90+DPD)



Month-on-Month



42bps

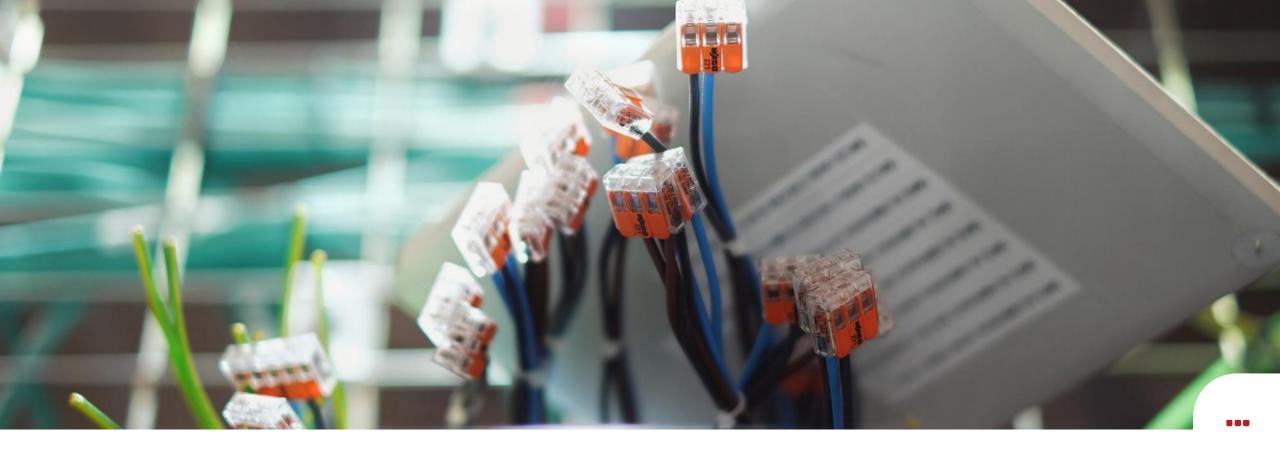
90DPD+ arrears were 42bps lower in October 2023 compared to September 2023.

Year-on-Year



7_{bps}

90DPD+ arrears were 7bps lower in October 2023 compared to October 2022.

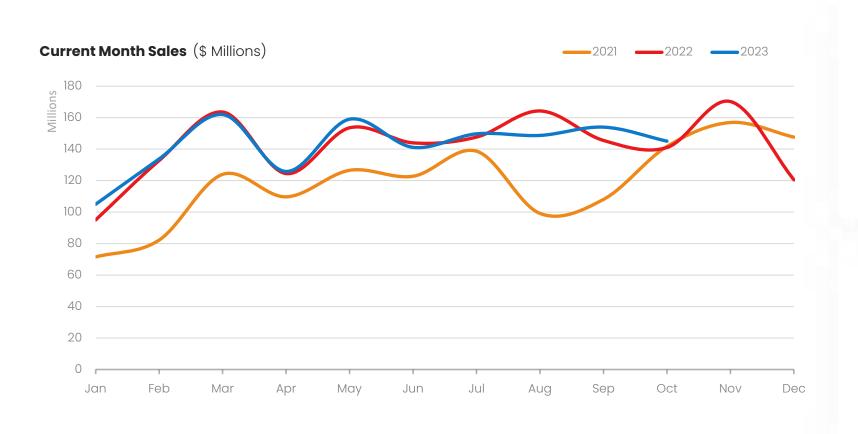




Electrical Merchant Insights.

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Electrical Merchant Current Month Sales



Month-on-Month



5.8%

Monthly sales decreased by 5.8% from September 2023 to October 2023.

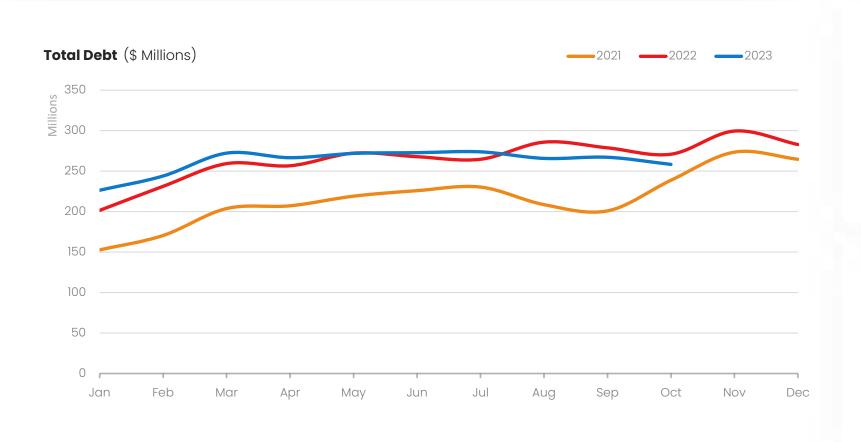
Year-on-Year



2.9%

Monthly sales for October 2023 were 2.9% higher than October 2022.

Electrical Merchant Total Debt



Month-on-Month



3.3%

Total Debt decreased by 3.3% from September 2023 to October 2023.

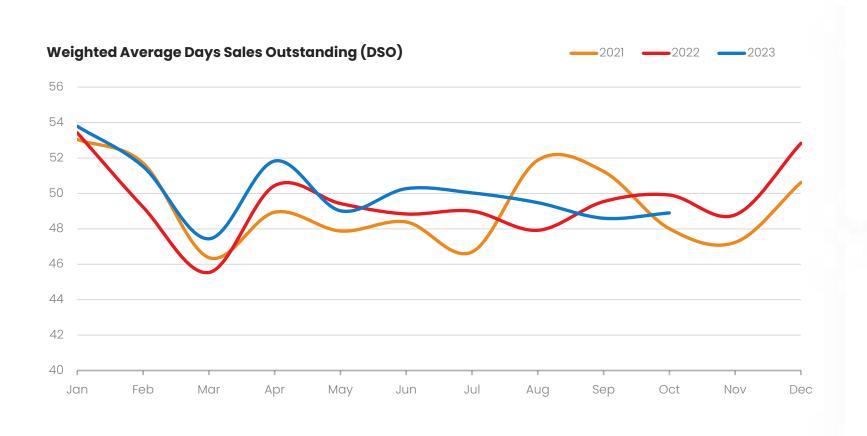
Year-on-Year



4.6%

Total Debt was 4.6% lower in October 2023 compared to October 2022.

Electrical Merchant Days Sales Outstanding



Month-on-Month



0.6%

Weighted average DSO increased by 0.6% from Sep-23 to Oct-23.

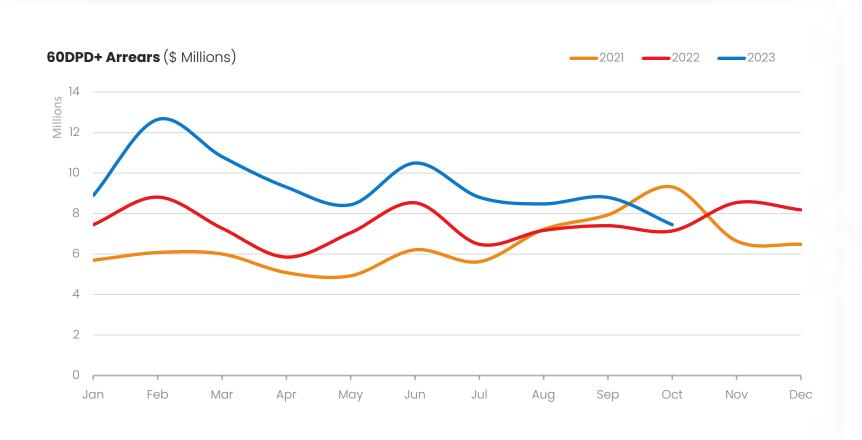
Year-on-Year



1.9%

Weighted average DSO was 1.9% lower in Oct-23 vs OCt-22.

Electrical Merchant Arrears in Dollars (60+DPD)



Month-on-Month



15.4%

60DPD+ arrears were down 15.4% from September 2023 to October 2023.

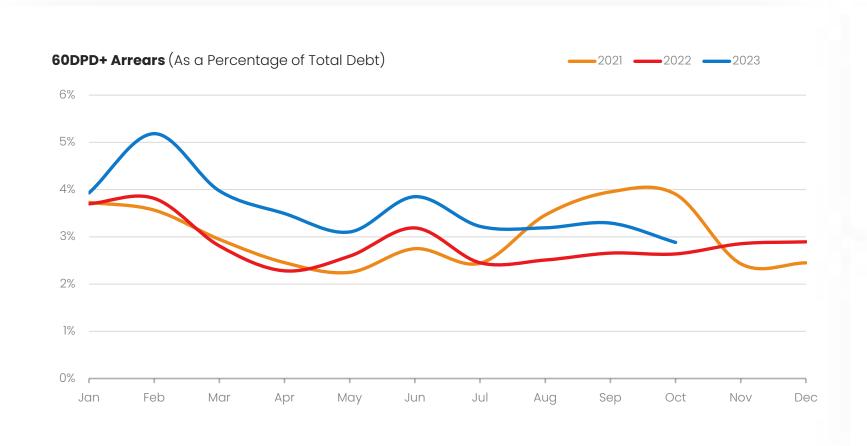
Year-on-Year



4.2%

60DPD+ arrears were up 4.2% from October 2022 to October 2023.

Electrical Merchant Arrears in Percentages (60+DPD)



Month-on-Month



41bps

60DPD+ arrears were 41bps lower in October 2023 compared to September 2023.

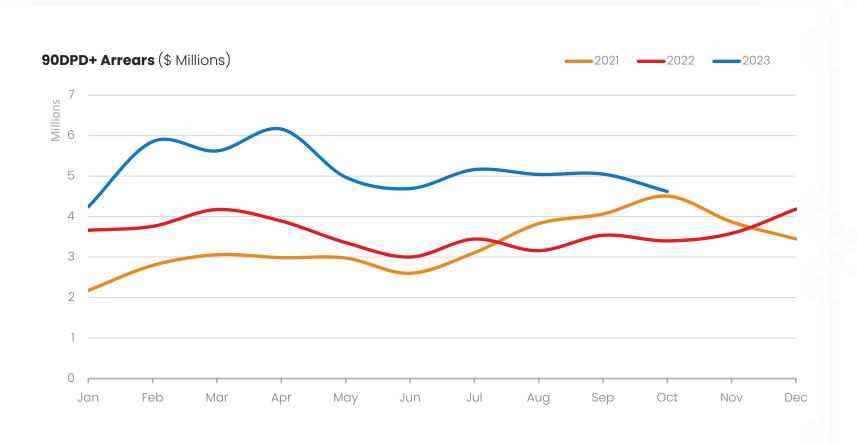
Year-on-Year



24bps

60DPD+ arrears were 24bps higher in October 2023 compared to October 2022.

Electrical Merchant Arrears in Dollars (90+DPD)



Month-on-Month



8.5%

90DPD+ arrears were down 8.5% from September 2023 to October 2023.

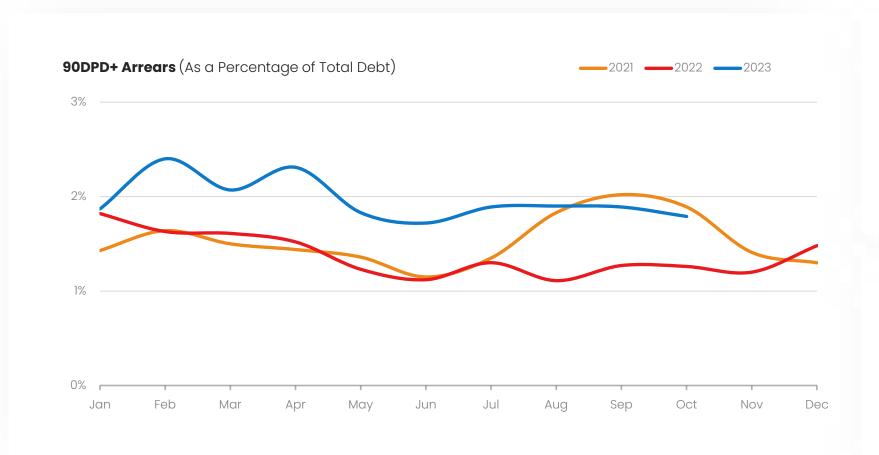
Year-on-Year



35.9%

90DPD+ arrears were up 35.9% from October 2022 to October 2023.

Electrical Merchant Arrears in Percentages (90+DPD)



Month-on-Month



10bp

90DPD+ arrears were 10bp lower in October 2023 compared to September 2023.

Year-on-Year



53bps

90DPD+ arrears were 53bps higher in October 2023 compared to October 2022.

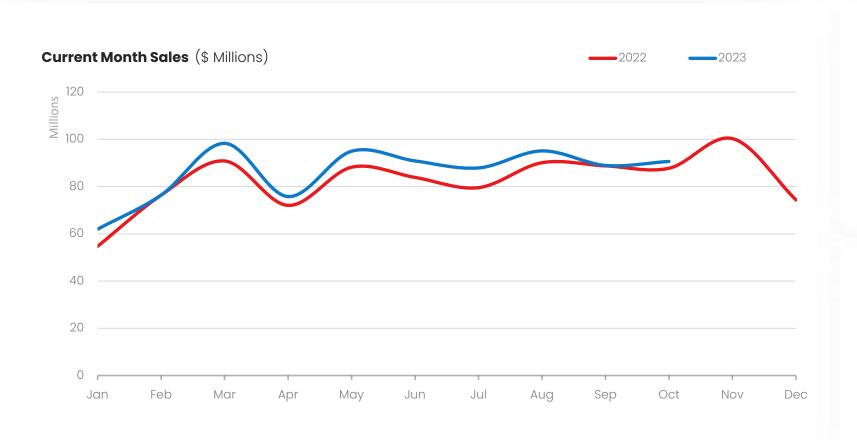




Plumbing Merchant Insights.

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Plumbing Merchant Current Month Sales



Month-on-Month



1.9%

Monthly sales increased by 1.9% from September 2023 to October 2023.

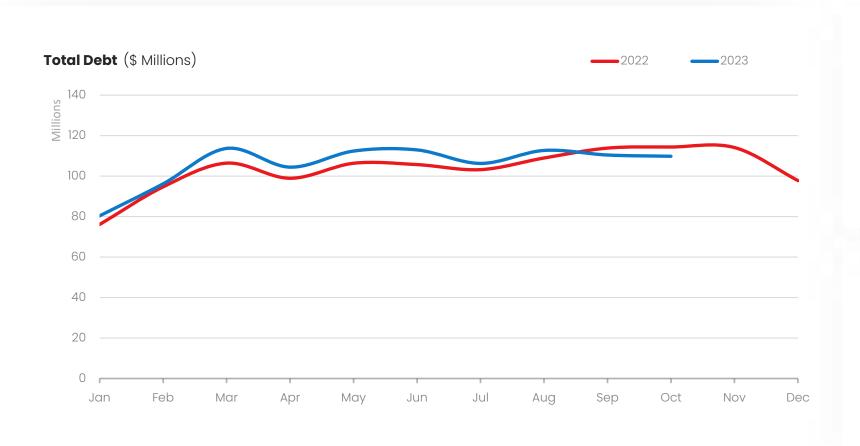
Year-on-Year



3.3%

Monthly sales for October 2023 were 3.3% higher than October 2022.

Plumbing Merchant Total Debt



Month-on-Month



0.6%

Total Debt decreased by 0.6% from September 2023 to October 2023.

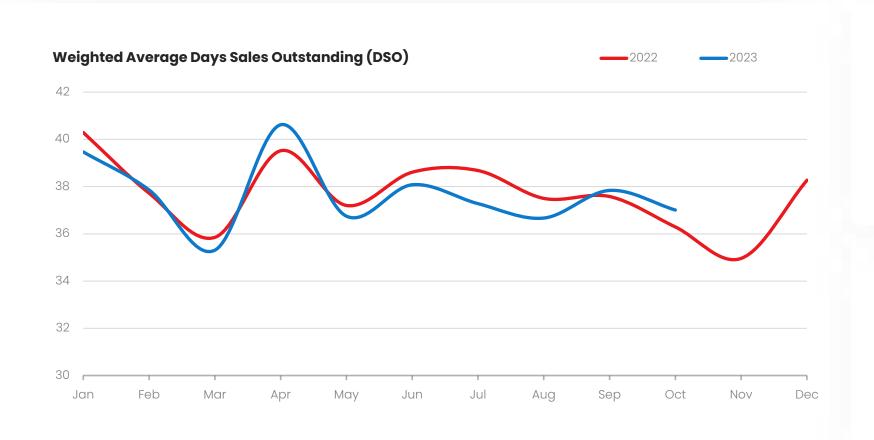
Year-on-Year



4.0%

Total Debt was 4.0% lower in October 2023 compared to October 2022.

Plumbing Merchant Days Sales Outstanding



Month-on-Month



2.2%

Weighted average DSO decreased by 2.2% from Sep-23 to Oct-23.

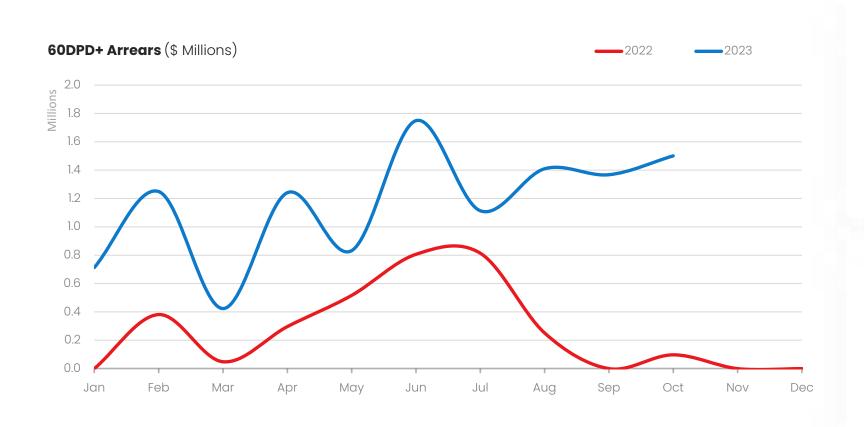
Year-on-Year



2.0%

Weighted average DSO was 2.0% higher in Oct-23 vs Oct-22.

Plumbing Merchant Arrears in Dollars (60+DPD)



Month-on-Month



1 9.7%

60DPD+ arrears were up 9.7% from September 2023 to October 2023.

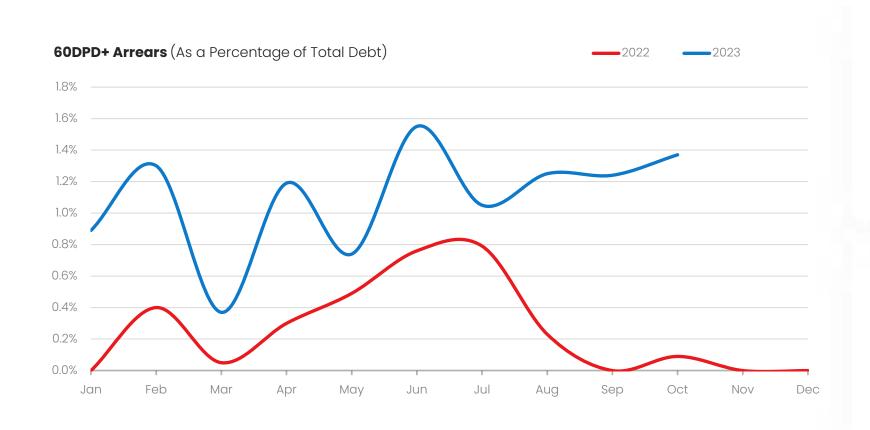
Year-on-Year



1443%

YoY comparison is not practical in percentage terms due to low 2022 base.

Plumbing Merchant Arrears in Percentages (60+DPD)



Month-on-Month



13_{bp}

60DPD+ arrears were 13bps higher in October 2023 compared to September 2023.

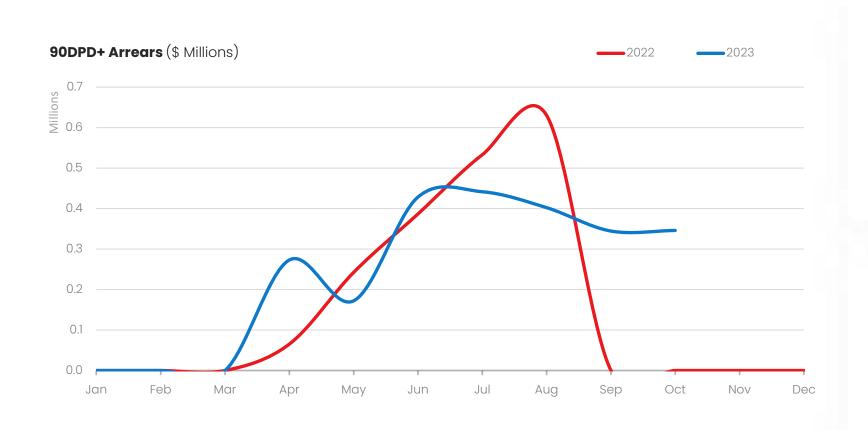
Year-on-Year



128bps

Note: October-22 60DPD+ arrears were immaterial.

Plumbing Merchant Arrears in Dollars (90+DPD)



Month-on-Month



0.4%

90DPD+ arrears were up 0.4% from September 2023 to October 2023.

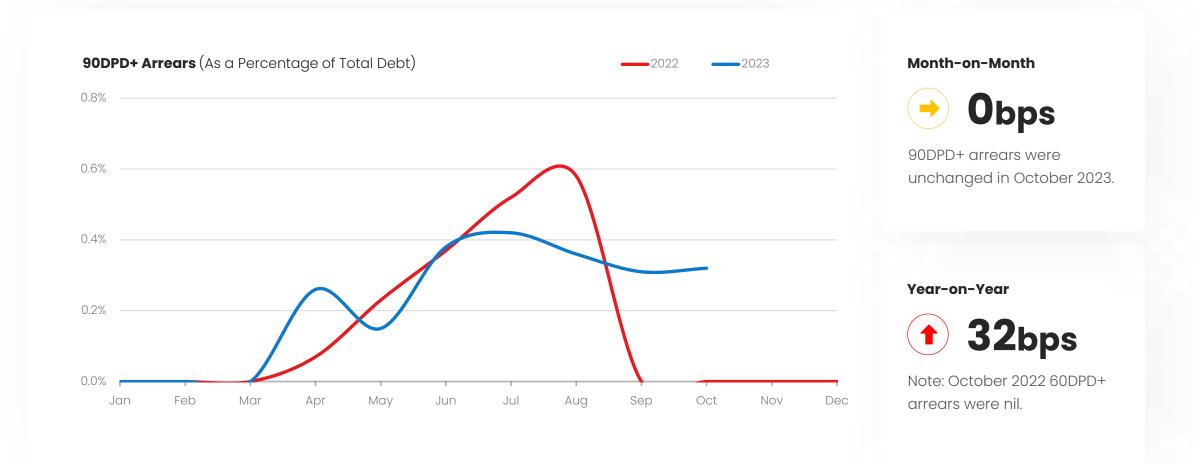
Year-on-Year



N/A

YoY comparison in percentage terms is not possible as Oct-22 was nil.

Plumbing Merchant Arrears in Percentages (90+DPD)



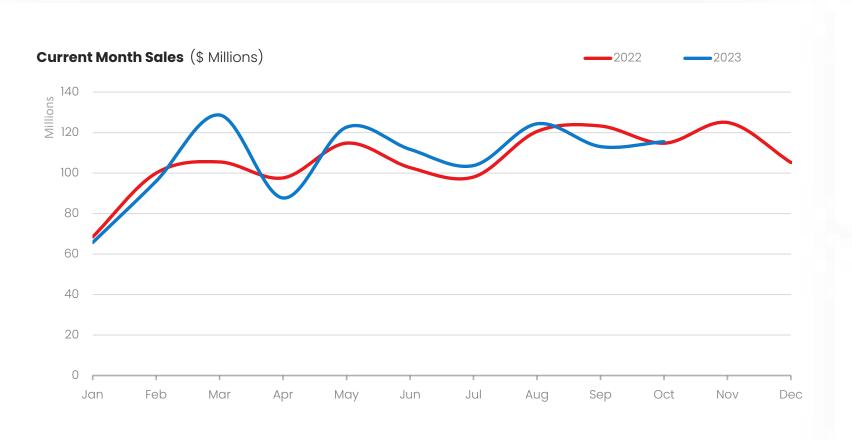




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Concrete Merchant Current Month Sales



Month-on-Month



2.1%

Monthly sales increased by 2.1% from September 2023 to October 2023.

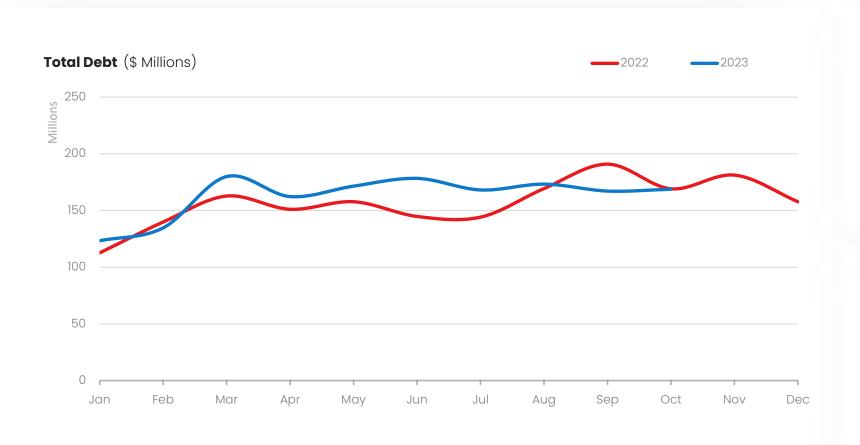
Year-on-Year



0.6%

Monthly sales for October 2023 were 0.6% higher than October 2022.

Concrete Merchant Total Debt



Month-on-Month



1.0%

Total Debt increased by 1.0% from September 2023 to October 2023.

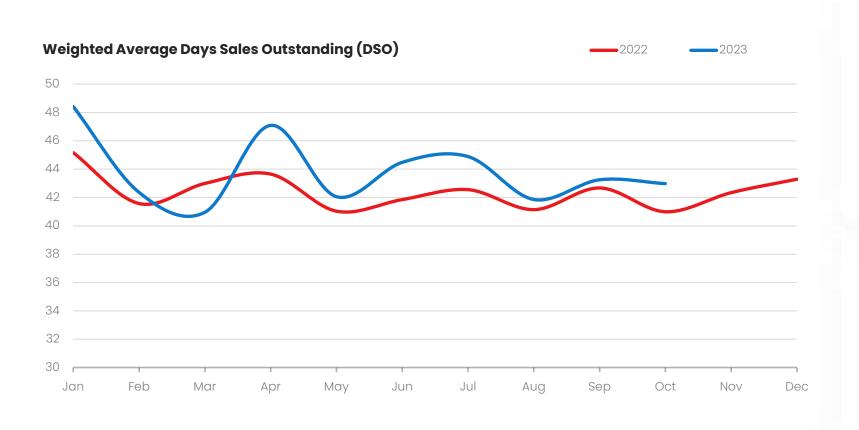
Year-on-Year



0.2%

Total Debt was 0.2% lower in October 2023 compared to October 2022.

Concrete Merchant Days Sales Outstanding



Month-on-Month



0.6%

Weighted average DSO decreased by 0.6% from Sep-23 to Oct-23.

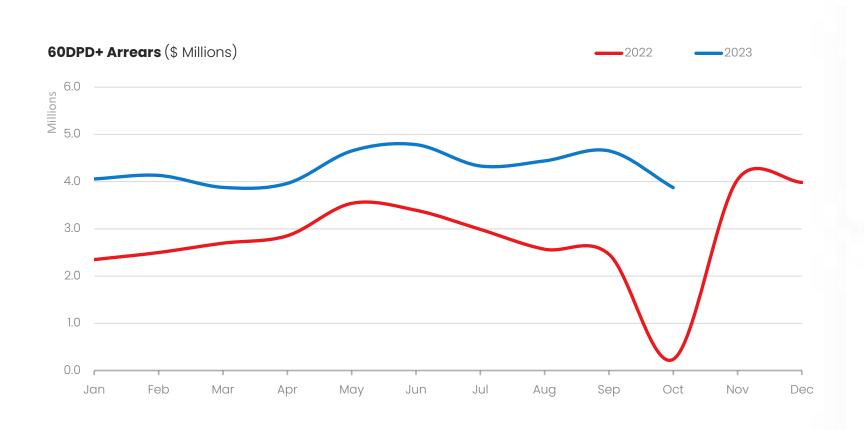
Year-on-Year



4.9%

Weighted average DSO was 4.9% higher in Oct-23 vs Oct-22.

Concrete Merchant Arrears in Dollars (60+DPD)



Month-on-Month



16.8%

60DPD+ arrears were down 16.8% from September 2023 to October 2023.

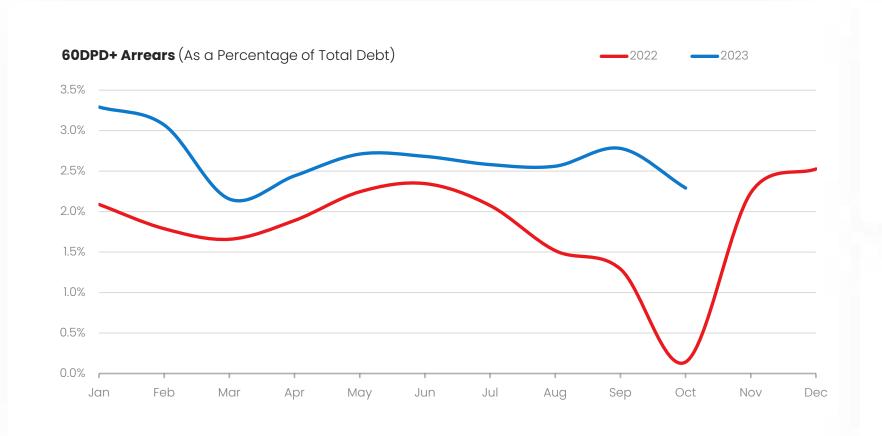
Year-on-Year



1512%

YoY comparison not practical in percentage terms due to low 2022 base.

Concrete Merchant Arrears in Percentages (60+DPD)



Month-on-Month



49bps

60DPD+ arrears were 49bps lower in October 2023 compared to September 2023.

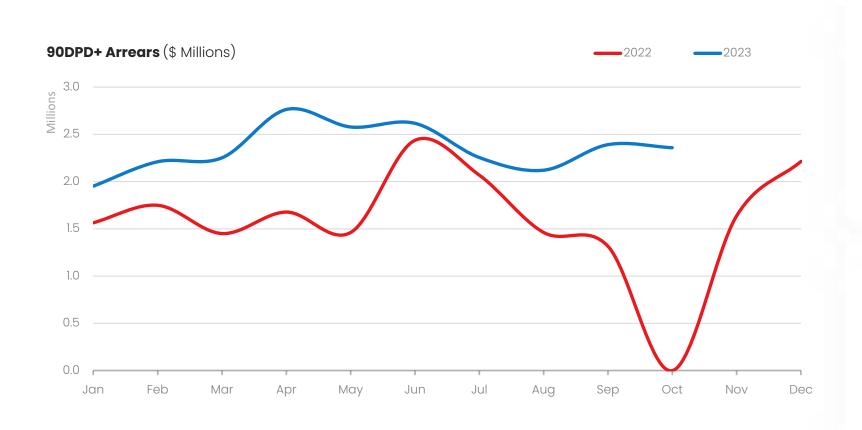
Year-on-Year



215bps

60DPD+ arrears were 215bps higher in October 2023 compared to October 2022.

Concrete Merchant Arrears in Dollars (90+DPD)



Month-on-Month



1.4%

90DPD+ arrears were down 1.4% from September 2023 to October 2023.

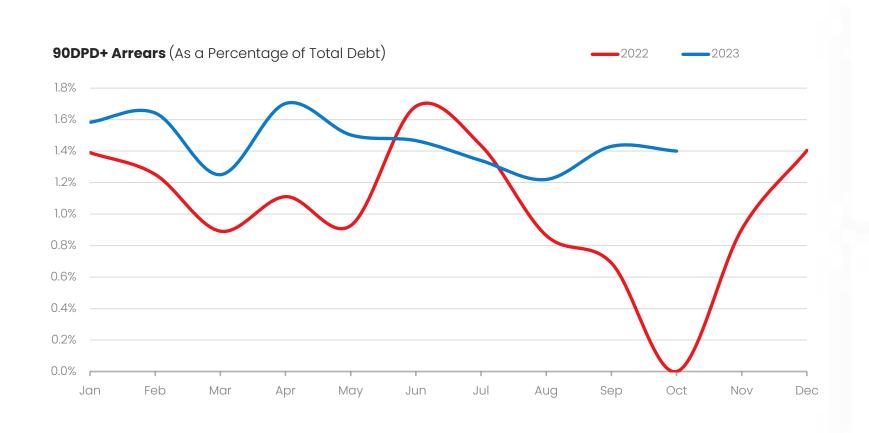
Year-on-Year



N/A

YoY comparison is not possible as Oct-22 arrears were nil.

Concrete Merchant Arrears in Percentages (90+DPD)



Month-on-Month



3bps

90DPD+ arrears were 3bps lower in October 2023 compared to September 2023.

Year-on-Year



140bps

Note: October 2022 90DPD+ arrears were nil.