Cook Islands Investment Corporation

Financial Statements under IPSAS

For the year ended 30 June 2020

Report Contents

Directory

Directors

Cook Islands Investment Corporation

Michael Henry	Chairman	
Malcolm Sword		
Caren Rangi		
Tangata (Melvin) Fletcher		appointed 01/03/21

Directors of Subsidiaries

Airport Authority

George Taoro Brown	Chairman	
Tuainekore Marlene Manuela		revoked 04/10/19
Ianis Boaza		
John Hosking	ex officio	revoked 31/12/19
Teariki Reva George		appointed 01/10/19
Antony Balfour Will		
Nancy Miriam Matapuku		appointed 18/05/20
Tamatoa Tinirau		
Shona Lynch		appointed 01/06/21

Ports Authority

Sam Crocombe	Chairman	
William Kauvai		
Teariki George		
Eleanor Goodwin-Roi		
Geoffrey Vazey		
Maeva Henry		appointed 01/06/21

Te Aponga Uira o Tumu-te-Varovaro

Mata Nooroa	Chairman	
Jessie Sword		
Lesley Katoa		resigned 15/02/21
Stuart Henry		
Randolf George		
Don Buchanan		appointed 15/02/21
Duane Malcolm		appointed 01/06/21

Cook Islands Broadcasting Corporation

Caren Rangi		
Tamarii Tutangata		resigned 15/02/21
Allan Jensen		appointed 15/02/21

Suwarrow Development Corporation Limited

Michael John Henry		
Tamarii Tutangata		resigned 15/02/21
Allan Jensen		appointed 15/02/21

Cook Islands Government Property Corporation

The Honourable Mark Brown	Chairman	
The Honourable Vaine Makiroa Mokoroa		
The Honourable George Maggie Angene		
The Honourable Robert Tapaitau		
The Honourable Patrick Arioka		
The Honourable Vainetutai Rose Toki-Brown		

(The Directors/Members are the Cabinet of the Cook Islands Government)

Banana Court Company Limited

Ian Karika Wilmot	Chairman	
Mary Ann Pirake		
Vasie Poila		
Marcel Tua		appointed 7/05/2020

Bank of the Cook Islands Holdings Corporation

Jeanne Matenga	Chairperson	
Jessie Sword		resigned 31/03/2019
Kerry Burridge		resigned 31/03/2019
Olivia Heather		
Vaine Arioka		
Kirikaiahi Mahutariki		appointed 1/11/2019
Mike Carr		appointed 1/04/2020
Unakea Kauvai		
Rebecca Wood		appointed 1/04/2020

Cook Islands Property Corporation (NZ) Limited

Caren Rangi
Malcolm Sword

Cook Islands Telecommuncation Holdings Limited

Michael Henry		appointed 5/5/2020
Tamari'i Tutangata		appointed 5/5/2020
Harmon Pou Arere		resigned 5/5/2020
George Lindsay Turia		resigned 5/5/2020

To Tatou Vai Limited

Brian Mason	Chairperson	
Sam Napa		
Lesley Katoa		resigned 28/02/2021
Tamarii Tutangata		resigned 31/07/2019
Petero Okotai		
Des Eggleton		
Vaine Wichman		appointed 01/03/2021

Te Mana Uira o Araura Limited

John Baxter	Chairman	
Michael Henry		
Malcolm Sword		resigned 03/09/19
Janet Maki		appointed 01/09/19
Paul Henry		appointed 01/09/19
Tira Arere		appointed 01/09/19
Stephen Doherty		appointed 01/09/19
Ine Challans		appointed 01/09/19

Avaroa Cables Limited

Tatiana Burn	Chairperson	
Richard Williams		
Miimetua Nimerota		
Teu Teuiiio		
Petero Okotai		

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Level One
Ministry of Finance and Economic Management Building
PO Box 51
Avarua
Rarotonga
Cook Islands

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Fax:	(682) 29 381

Auditors
KPMG

Solicitors
Crown Law Office
Tim Arnold

Bankers
Australia and New Zealand Banking Group Limited
Bank of the South Pacific Limited
Bank of Cook Islands Limited
National Australia Bank
Westpac Banking Corporation
Kiwibank
Capital Security Bank Limited

Other Institutions
Co-op Money New Zealand Limited

Annual Report of the Members of the Corporation

The Board of Directors take pleasure in presenting their Annual Report including the Financial Statements of the Corporation for the year ended 30 June 2020

Activities

During the year the Group continued to provide services to the Cook Islands community on behalf of the Government, including the operations of the ports and airports on the islands of Aitutaki and Rarotonga, the electricity supply to Aitutaki and Rarotonga, and the operations of the Bank of Cook Islands.

The Corporation managed all Government land and buildings throughout the Cook Islands including commercial properties, residential properties, Government Ministries, Government Funded Agencies, public schools and public hospitals.

Objectives

The Corporation was established by an Act of Parliament, the Cook Islands Investment Corporation Act (1998). The Act provides for the control and management of Government Assets and undertakings. Specific objectives of the Corporation are outlined in the Act, and include:

Efficient Management of Assets
This involves the management of Government lands and buildings, and the statutory management of subsidiaries and state owned enterprises.

Privatisation
The Act ensures that the Corporation does not compete in trading activities where the private sector is willing and able to carry out those activities, unless in the opinion of the Board it is in the public interest that the Corporation becomes involved to ensure that a particular trading activity is provided on a reliable, sustainable and equitable basis.

To be socially Responsible
This objective of the Corporation provides a balance between the maximisation of profits, and the recognition of the Government's social responsibility in the performance of the Corporation's functions.

Results

	Group		Parent	
In thousands of New Zealand Dollars	**30 June 2020**	30 June 2019 Restated	**30 June 2020**	30 June 2019
Surplus/(Deficit) after tax	**4,993**	11,341	**311**	851
Total assets	**403,286**	370,401	**7,646**	4,801
Owners' equity	**259,474**	250,031	**1,597**	1,286

STATUTORY CORPORATIONS

Airport Authority

The Airport Authority is governed under the Airports and Airport Authorities Act (1968-1969). The Authority is responsible for the management of the international airport on Rarotonga and the domestic airport on Aitutaki.

The Authority has total assets of $72,452,000 and equity of $71,724,000 at 30 June 2020. It made a tax paid loss of $442,000 this year.

Bank of the Cook Islands Holdings Corporation
The Bank of the Cook Islands Holdings Corporation was established in November 2003, under the Bank of the Cook Islands Act 2003, following the committee review under the Minister of Bank of the Cook Islands to ensure the agencies charter remained in line with the Government's commitment to financial reform.
The Bank of the Cook Islands Holdings Corporation has total assets of $131,725,000 and equity of $19,082,000 at 30 June 2020. It made a loss after tax of $821,000 this year.

Cook Islands Government Property Corporation
The Corporation was established by the Cook Islands Government Property Corporation Act (1969) to manage Government assets with its governing body being the Ministers of the Government. The major assets owned by Cook Islands Government Property Corporation are Government land and buildings, and equity investments.

The Corporation generated rental revenues on its buildings portfolio. These revenues are transferred to Cook Islands Investment Corporation in accordance with Section 31 (2) of the Cook Islands Investment Corporation Act (1998). All administration and management expenses relating to assets owned by the Corporation are incurred by Cook Islands Investment Corporation.

The Corporation's other major revenue items are the 2020 dividend from Cook Islands Telecommunication Holdings Limited of $1,760,000 and funding revenue recognised of $463,000 related to land lease payments made by Crown on the Corporations behalf.

The Corporation has total assets of $69,344,000 and equity of $68,784,000 at 30 June 2020. It made a profit of $46,000 this year. The Corporation is tax exempt.

Ports Authority
The management of the commercial ports at Avatiu, Rarotonga and Arutanga, Aitutaki rests with the Ports Authority, under the Ports Authority Act (1994-1995).
The Authority has total assets of $35,296,000 and equity of $15,757,000 at 30 June 2020. It made a profit of $665,000 for this year.

Cook Islands Broadcasting Corporation
The Cook Islands Broadcasting Corporation is governed by the Broadcasting Corporation Act (1989). With the functions of providing radio and television service privatised, Cook Islands Broadcasting Corporation is currently dormant.
Cook Islands Broadcasting Corporation has nil total assets and nil equity at 30 June 2020. It did not trade during the year.

Te Aponga Uira O Tumu-te-Varovaro
Te Aponga Uira generates and distributes electricity to Rarotonga in accordance with its mandate under the Te Aponga Uira O tumu-te-Varovaro Act (1991).
Te Aponga has total assets of $62,994,000 and equity of $59,881,000 at 30 June 2020. It made an after tax loss of $767,000 this year.

COMPANIES

Cook Islands Property Corporation (NZ) Limited
Cook Islands Property Corporation (NZ) Limited is incorporated under the New Zealand Companies Act (1993). The Company owns the Consulate premises in Wellington.
Cook Islands Property Corporation (NZ) Limited has total assets of $876,000 and equity of ($50,000) at 30 June 2020. It made a loss after tax of $92,000 this year.

Suwarrow Development Corporation Limited
Suwarrow Development Corporation Limited was set up to act as a manager / licensor for industry in Suwarrow. The Company is dormant.

Cook Islands Telecommunication Holdings Limited

Cook Islands Government Property Corporation is the owner of all shares in Cook Islands Telecommunication Holdings Limited. That entity is a holding company for Government's 40% interest in Telecom Cook Islands Limited. Control of Cook Islands Telecommunication Holdings Limited rests with the governing body of Cook Islands Government Property Corporation.

Cook Islands Telecommunication Holdings Limited has total assets of $12,355,000 and equity of $12,337,000 at 30 June 2020. It made a tax paid surplus before dividends payable of $2,509,000 this year.

Banana Court Company Limited

The Company manages the Banana Court commercial retail complex in Avarua.

The Banana Court Company Limited has total assets of $258,000 and equity of $231,000 at 30 June 2020. It made a tax paid surplus $6,000 for this year.

To Tatou Vai Limited

The principal activity of To Tatou Vai Limited is to ensure the availability of an adequate supply of drinkable water and to establish and manage the treatment, collection and disposal of sewage on the Island of Rarotonga

To Tatou Vai Limited has total assets of $1,316,000 and equity of $607,000 at 30 June 2020. It made a tax paid surplus of $492,000 for this year.

Te Mana Uira o Araura Limited

The Company generates and distributes electricity on the outer island of Aitutaki.

Te Mana Uira o Araura Limited has total assets of $7,599,000 and equity of $7,151,000 at 30 June 2020. It made a tax paid loss of $1,019,000 for this year.

Avaroa Cables Limited

The principal activity of Avaroa Cables Limited is management of telecommunication networks and services.

Avaroa Cables Limited has total assets of $22,972,000 and equity of $108,000 at 30 June 2020. It made a tax paid surplus of $77,000 for this year.

Accounting Policies

Accounting policies are applied according to generally accepted accounting practice as applied in International Public Sector Accounting Standards (IPSAS).

Remuneration of CIIC Directors

Mr Michael Henry received fees of $29,000 as Chairman of the Board and $25,000 as a member of the Infrastructure Committee during the year. Mr Malcolm Sword received $19,000 as a Director and $15,000 as a member of the Infrastructure Committee. Ms Caren Rangi received $39,000 for her role as a Director of the Cook Islands Investment Corporation.

Appointment of Auditors

In compliance with Section 17 of the Cook Islands Investment Corporation Act 1998, KPMG were reappointed as auditor for the 2020 financial year.

For and on behalf of the Members of the Corporation

Director	Director
25 June 2021	25 June 2021
Date	Date

Independent Auditor's Report

To the shareholders of Cook Islands Investment Corporation

Report on the Corporation and Group financial statements

Qualified opinion

In our opinion, the accompanying Corporation and Group financial statements of Cook Islands Investment Corporation (the Corporation) and its subsidiaries (the Group), on pages 12 to 73, except for the possible effects of the matter described in the basis for qualified opinion present fairly, in all material respects, the Corporations and Group's financial position as at 30 June 2020 and its financial performance and cash flows for the year ended on that date in accordance with International Public Sector Accounting Standards (IPSAS).

We have audited the accompanying Corporation and Group financial statements which comprise:

- the Corporation and Group statements of financial position as at 30 June 2020;
- the Corporation and Group statements of comprehensive revenue and expenses, changes in equity and cash flows for the year then ended; and
- notes, including a summary of significant accounting policies and other explanatory information.

Basis for qualified opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) ('ISAs (NZ)'). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Ownership, completeness and valuation of property, plant and equipment

The Corporation and Group's property, plant and equipment, is carried at $135m and $207m respectively on the Corporation and Group statements of financial position as at 30 June 2020. We were unable to obtain sufficient appropriate audit evidence about the carrying amount of the property, plant and equipment as at 30 June 2019 due to a loss of historical accounting records. Our audit opinion on the Corporation and Group financial statements for the year ended 30 June 2019 was modified in respect of this matter. Refer to note 14 for further details. Consequently, we were unable to determine whether any adjustments to the amounts shown for property, plant and equipment in the Corporation and Group statements of financial position as at 30 June 2020, or related amounts included in the Corporation and Group statements of comprehensive revenue and expenses for the year then ended, were necessary.

We are independent of the Corporation and Group in accordance with Professional and Ethical Standard 1 International Code of Ethics for Assurance Practitioners (Including International Independence Standards) (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ('IESBA Code'), and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Our responsibilities under ISAs (NZ) are further described in the Auditor's responsibilities for the audit of the Corporation and Group financial statements section of our report.

Our firm has also provided other services to the Corporation and Group in relation to taxation. Subject to certain restrictions, partners and employees of our firm may also deal with the Corporation and Group on normal terms within the ordinary course of trading activities of the business of the Corporation. These matters have not impaired our independence as auditor of the Corporation and Group. The firm has no other relationship with, or interest in, the Corporation and Group.

Emphasis of matter - Estimation Uncertainty in the preparation of the financial statements

We draw attention to note 3 Critical estimates and judgements used in applying accounting policies, Credit provisioning, in the financial statements, which describes increased estimation uncertainty in the preparation of the Group financial statements, specifically as it relates to:

- the extent and duration of the disruption to businesses arising from the actions by governments, businesses and consumers to prevent and contain the spread of the Covid-19 virus;

- the extent and duration of the expected economic downturn (and forecasts for key economic factors including GDP and CPI); and
- the effectiveness of government measures that have been and will be put in place to support businesses and consumers through this disruption and economic downturn.

The Covid-19 impacts and data input adjustments has resulted in a 55% increase in the ECL reported in the financial statements compared with pre-Covid times.

In our view, this matter is fundamental to the users' understanding of the financial statements and the financial position and performance of the Group. Our opinion is not modified in respect of this matter.

Emphasis of matter - Loan covenant breaches

We draw attention to note 22 of the financial statements which describes the covenant breaches under the Cook Islands Government's lending arrangements with the Asian Development Bank, which have consequential impacts to the subsidiary loan agreement with the Group. The Group has recognised the loan balance as a current liability in accordance with IPSAS 1 as there was no waiver of the covenant breach received before balance date.

The Group and its directors consider the preparation of the financial statements on a going concern basis appropriate considering the post balance date confirmation received from the Cook Islands Government. This confirmation confirms that the lending provided to the Group under the subsidiary loan agreement will not be called up as a result of these covenant breaches, or in the event the Asian Development Bank decides to call up lending made under the Cook Islands Government's lending arrangements as a result of these covenant breaches. Our opinion is not modified in respect to this matter.

Other information

The Members, on behalf of the Corporation and Group, are responsible for the other information included in the financial statements. Other information includes the Annual Report of the Members of the Corporation. Our opinion on the Corporation and Group financial statements does not cover any other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Corporation and Group financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Corporation and Group financial statements or our knowledge obtained in the audit or otherwise appears materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Use of this independent auditor's report

This independent auditor's report is made solely to the shareholders as a body. Our audit work has been undertaken so that we might state to the shareholders those matters we are required to state to them in the independent auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the shareholders as a body for our audit work, this independent auditor's report, or any of the opinions we have formed.

Responsibilities of the Members of the Corporation and Group for the Corporation and Group financial statements

The Members of the Corporation, on behalf of the Corporation and Group, are responsible for:

- the preparation and fair presentation of the Corporation and Group financial statements in accordance with IPSAS;
- implementing necessary internal control to enable the preparation of a set of Corporation and Group financial statements that is fairly presented and free from material misstatement, whether due to fraud or error; and

— assessing the ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Corporation and Group financial statements

Our objective is:

- to obtain reasonable assurance about whether the Corporation and Group financial statements as a whole are free from material misstatement, whether due to fraud or error; and
- to issue an independent auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs NZ will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Corporation and Group financial statements.

As part of an audit in accordance with ISAs (NZ), the auditor exercises professional judgement and maintains professional scepticism throughout the audit. The auditor also:

Identifies and assesses the risks of material misstatement of the Corporation and Group financial statements, whether due to fraud or error, designs and performs audit procedures responsive to those risks, and obtains audit evidence that is sufficient and appropriate to provide a basis for the auditor's opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtains an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation and Group's internal control.

Evaluates the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Concludes on the appropriateness of the use of the going concern basis of accounting by those charged with governance and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's and Group's ability to continue as a going concern. If the auditor concludes that a material uncertainty exists, the auditor is required to draw attention in the auditor's report to the related disclosures in the Corporation's and Group's financial statements or, if such disclosures are inadequate, to modify the auditor's opinion. The auditor's conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the Corporation and/or the Group to cease to continue as a going concern.

Evaluates the overall presentation, structure and content of the Corporation and Group financial statements, including the disclosures, and whether the Corporation and Group financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Obtains sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. The auditor is responsible for the direction, supervision and performance of the group audit. The auditor remains solely responsible for the audit opinion.

The auditor communicates with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that the auditor identifies during the audit.

KPMG

KPMG
Rarotonga
25 June 2021

Statement of Comprehensive Revenue and Expenses
For the year ended 30 June 2020

In thousands of New Zealand Dollars	*Note*	Group 2020	Group 2019	Parent 2020	Parent 2019
Revenue from exchange transactions					
Airport landing fees		**5,774**	7,799	**-**	-
Electricity services		**21,927**	22,643	**-**	-
Fees on banking portfolio assets	3(c)	**1,531**	1,461	**-**	-
Interest on banking portfolio assets	3(c)	**8,829**	8,372	**-**	-
Port services		**3,319**	3,548	**-**	-
Rental income	3(c)	**2,885**	3,417	**742**	748
Interest income	3(c)	**1,071**	1,166	**29**	33
Total revenue from exchange transactions		**45,336**	48,406	**771**	781
Other revenue					
Aid funding	3(c)	**7,064**	4,469	**-**	-
Crown appropriation	3(c)	**11,937**	7,948	**7,186**	5,288
Dividends received	3(t)	**-**	-	**-**	1,396
POBOC revenue		**384**	57	**384**	57
Sundry income	5	**1,603**	1,848	**483**	361
Total other revenue		**20,988**	14,322	**8,053**	7,102
Total Revenue		**66,324**	62,728	**8,824**	7,883

The notes on pages 20 to 73 are an integral part of these financial statements

KPMG RAROTONGA Marked for identification Purpose

Statement of Comprehensive Revenue and Expenses

For the year ended 30 June 2020

In thousands of New Zealand Dollars	*Note*	Group 2020	Group 2019 Restated	Parent 2020	Parent 2019
Expenditure					
Personnel costs		**13,913**	12,155	**1,624**	1,441
Depreciation and amortisation	14,15,16	**9,843**	10,273	**44**	46
Directors fees and expenses		**792**	706	**156**	172
Increase / (decrease) in provision for doubtful		**3,834**	959	**-**	14
Finance costs		**2,960**	2,958	**-**	-
Legal and professional fees		**1,104**	1,152	**-**	169
Rental and operating lease costs		**660**	1,005	**613**	576
Office communication		**599**	571	**12**	41
Repairs and maintenance		**9,324**	5,548	**5,191**	2,719
Insurance		**1,763**	1,570	**226**	251
Fuel		**9,151**	9,817	**-**	-
Covid-19 discounts		**4,534**	-	**-**	-
Other expenses	6	**5,191**	6,163	**568**	1,390
Total expenditure		**63,668**	52,877	**8,435**	**6,819**
Other gains/(losses)					
Gain / (loss) on disposal of assets		**14**	(489)	**-**	-
Unrealised foreign exchange (loss) / gain		**(31)**	(32)	**-**	-
Realised foreign exchange gain / (loss)		**20**	-	**-**	-
Share of profit of equity accounted investees	20(a)	**2,954**	5,071	**-**	-
Impairment loss		**-**	-	**-**	-
Total other gains/(losses)		**2,957**	4,550	**-**	-
Surplus / (deficit) before income tax		**5,613**	**14,401**	**389**	**1,064**
Income tax expense	18	**(620)**	(3,060)	**(78)**	(213)
Surplus / (deficit) for the year		**4,993**	**11,341**	**311**	**851**
Other comprehensive revenue and expenses		**-**	-	**-**	-
Total comprehensive revenue and expenses for the		**4,993**	**11,341**	**311**	**851**

The notes on pages 20 to 73 are an integral part of these financial statements

Statement of Financial Position
As at 30 June 2020

In thousands of New Zealand Dollars	Note	Group 2020	Group 2019 Restated	Parent 2020	Parent 2019
Assets					
Current assets					
Cash and cash equivalents	8	23,204	23,262	919	1,432
Term deposits	9	41,381	29,186	741	713
Trade receivables	10	1,941	4,723	152	95
Dividends receivable	11	-	-	-	-
Inventories	13	7,217	5,898	1	1
Work in progress receivable	11(g)	3,944	826	3,944	826
Prepayments		1,123	880	16	33
Sundry and other receivables		2,509	2,582	626	539
Related party receivables	11	599	551	313	165
Banking portfolio investments	12	8,785	9,842	-	-
Taxation receivable	18	1,267	1,305	692	770
Total current assets		**91,970**	**79,055**	**7,404**	**4,574**
Non current assets					
Property, plant and equipment	14	206,620	189,059	135	120
Investment properties	16	6,070	6,284	-	-
Banking portfolio investments	12	77,378	72,049	-	-
Deferred tax assets	18	1,342	914	5	5
Intangible assets	15	2,246	2,192	-	-
Investment in associate	20(a)	11,808	11,054	-	-
Investment in subsidiaries	20(b)	-	-	102	102
Investment in shares	19	128	128	-	-
Term deposits	9	5,724	9,666	-	-
Total non-current assets		**311,316**	**291,346**	**242**	**227**
Total assets		**403,286**	**370,401**	**7,646**	**4,801**

The notes on pages 20 to 73 are an integral part of these financial statements

Statement of Financial Position
As at 30 June 2020

		Group		Parent	
In thousands of New Zealand Dollars	Note	2020	2019 Restated	2020	2019
Equity					
Capital contribution and retained earnings		259,474	250,031	1,597	1,286
Total Equity		259,474	250,031	1,597	1,286
Liabilities					
Current liabilities					
Trade and other payables	17	4,530	5,887	334	589
Banking customer deposits	21	98,832	85,934	-	-
Customer bonds		1,066	1,009	41	42
Borrowings	22	12,772	809	-	-
Deferred revenue liability		45	469	41	469
Employee entitlements	7	1,005	892	193	70
Income in advance		633	441	-	-
Related party payables	11	1,184	758	1,515	1,538
Capital project liability	11(g)	3,925	807	3,925	807
Dividends payable	11	-	-	-	-
Income tax payable	18	230	66	-	-
Total current liabilities		124,222	97,072	6,049	3,515
Non current liabilities					
Banking customer deposits	21	1,154	4,049	-	-
Deferred taxation liability	18	363	555	-	-
Deferred revenue liability		-	-	-	-
Employee entitlements	7	70	-	-	-
Borrowings	22	18,003	18,694	-	-
Total non current liabilities		19,590	23,298	-	-
Total liabilities		143,812	120,370	6,049	3,515
Total equity and liabilities		403,286	370,401	7,646	4,801

The notes on pages 20 to 73 are an integral part of these financial statements

KPMG RAROTONGA Marked for identification Purpose

Statement of Changes in Equity
For the year ended 30 June 2020

Group

In thousands of New Zealand Dollars		Capital contributions & retained earnings	Total equity
Balance at 1 July 2018		230,902	230,902
Changes in net assets/equity for 2019			
Tax benefit on dividends paid		268	268
Surplus/(Deficit) for the year		11,341	11,341
Change in accounting policy		912	912
Correction of error		(261)	(261)
Total restated recognised revenue and expenses for the year		12,260	12,260
Transactions with owners of the Parent:			
Equity injection by owners	11 i)	11,815	11,815
Dividends		(4,946)	(4,946)
Total contributions by and distributions to owners of the Parent		6,869	6,869
Restated Balance at 30 June 2019		250,031	250,031
Balance at 1 July 2019		250,031	250,031
Changes in net assets/equity for 2020			
Tax benefit on dividends paid	18	-	-
Surplus/(Deficit) for the year		4,993	4,993
Total recognised revenue and expenses for the year		4,993	4,993
Asset revaluation reserve:			
Opening balance		-	-
Movements for the year	14	936	936
Closing asset revaluation reserve		936	936
Transactions with owners of the Parent:			
Equity injection by owners	11 i)	5,274	5,274
Dividends		(1,760)	(1,760)
Total contributions by and distributions to owners of the Parent		3,514	3,514
Balance at 30 June 2020		259,474	259,474

The notes on pages 20 to 73 are an integral part of these financial statements

Statement of Changes in Equity
For the year ended 30 June 2020

Parent

In thousands of New Zealand Dollars	Note	Capital contributions & retained earnings	Total equity
Balance at 1 July 2018		1,503	1,503
Changes in net assets/equity for 2019			
Surplus/(Deficit) for the year		851	851
Total recognised revenue and expenses for the year		851	851
Transactions with owners of the Parent:			
Equity injection by owners		-	-
Dividends		(1,068)	(1,068)
Total contributions by and distributions to owners of the Parent		(1,068)	(1,068)
Balance at 30 June 2019		1,286	1,286
Balance at 1 July 2019		1,286	1,286
Changes in net assets/equity for 2020			
Surplus/(Deficit) for the year		311	311
Total recognised revenue and expenses for the year		311	311
Transactions with owners of the Parent:			
Equity injection by owners	11 i)	-	-
Dividends		-	-
Total contributions by and distributions to owners of the Parent		-	-
Balance at 30 June 2020		1,597	1,597

The notes on pages 20 to 73 are an integral part of these financial statements

Statement of Cashflows
For the year ended 30 June 2020

In thousands of New Zealand Dollars	Note	Group 2020	Group 2019	Parent 2020	Parent 2019
Cash flows from operating activities					
Cash receipts from customers		35,500	40,207	1,020	1,080
Crown appropriation		11,513	8,639	6,758	5,979
POBOC		437	123	437	123
Dividends received		2,200	5,000	0	1,396
Interest received		9,922	9,898	29	33
Aid funding		7,064	4,469	-	-
Net increase/(decrease) in client deposits		10,003	(492)	-	-
Net investment in banking portfolio		(8,106)	(4,910)	-	-
Cash paid to suppliers and employees		(45,262)	(37,301)	(8,499)	(6,848)
Interest paid		(2,877)	(3,868)	-	-
Income tax paid		(1,038)	(3,218)	-	(268)
Net cash from operating activities		19,356	18,547	(255)	1,495
Cash flows from investing activities					
Net acquisition/disposal of property, plant and equipment		(21,429)	(9,925)	(59)	(59)
Net acquisition/sale of intangibles		(380)	(235)	-	-
Proceeds from / (acquistion of) term deposits		(8,253)	4,479	(28)	(27)
Proceeds from Investees		-	-	-	-
Loans to related parties		(48)	1,204	(148)	987
Net cash from investing activities		(30,110)	(4,477)	(235)	901
Cash flows from financing activities					
Repayment of borrowings		12,030	(709)	-	-
Proceeds from related parties		426	(113)	(23)	(340)
Equity introduced		-	-	-	-
Dividends paid		(1,760)	(4,946)	-	(1,068)
Net cash from financing activities		10,696	(5,768)	(23)	(1,408)
Net (decrease)/increase in cash and cash equivalents		(58)	8,302	(513)	988
Cash and cash equivalents at the beginning of the year		23,262	14,960	1,432	444
Cash and cash equivalents at the end of the year		23,204	23,262	919	1,432
Made up of:					
Bank balances and on-call deposits	8	23,204	23,262	919	1,432
Total cash and cash equivalents		23,204	23,262	919	1,432

The notes on pages 20 to 73 are an integral part of these financial statements

Statement of Cashflows
For the year ended 30 June 2020

In thousands of New Zealand Dollars	Group		Parent	
	2020	2019 Restated	**2020**	2019
Surplus for the year after tax	**4,993**	11,341	**311**	851
Depreciation & amortisation	**9,843**	10,273	**44**	46
Doubtful debts	**3,834**	959	**-**	-
(Gains)/losses on asset disposal	**(14)**	489	**-**	-
Foreign exchange losses/(gains)	**31**	32	**-**	-
Plant and Equipment acquired in non-exchange	**-**	(59)	**-**	-
Impairment on plant property and equipment	**-**	3	**-**	2
Share of profit from equity accounted investment	**(754)**	(71)	**-**	
Tax Impact of NZ IPSAS 41 Opening Adjustment	**-**	(228)		
Working capital adjustments				
(Increase) / decrease in receivables & prepayments	**2,612**	(571)	**(127)**	(324)
Increase / (decrease) in payables & other accruals	**(1,117)**	1,101	**(132)**	218
(Increase) / decrease in work in progress	**(3,118)**	567	**(3,118)**	567
(Increase) / decrease in bank loan portfolios	**(8,106)**	(4,910)	**-**	-
(Increase) / decrease in inventories	**(1,319)**	-	**-**	-
Increase / (decrease) in project liabilities	**3,118**	(212)	**3,118**	(212)
Increase / (decrease) in deferred income liability	**(424)**	402	**(428)**	402
Increase / (decrease) in income in advance	**192**	(144)	**-**	-
Increase / (decrease) in net tax payable	**202**	73	**78**	(52)
(Increase) / decrease in deferred tax asset	**(428)**	205	**-**	-
Increase / (decrease) in deferred tax liability	**(192)**	(209)	**-**	(3)
Increase / (decrease) in customer deposits	**10,003**	(494)	**(1)**	-
Net cash flows from operating activities	**19,356**	18,547	**(255)**	1,495

The notes on pages 20 to 73 are an integral part of these financial statements

KPMG RAROTONGA Marked for identification Purpose

Notes to the financial statements

KPMG RAROTONGA
Marked for Identification Purpose

Notes to the financial statements

Note 1 Reporting entity

Cook Islands Investment Corporation is domiciled in the Cook Islands and incorporated under the Cook Islands Investment Act 1998. Its financial statements comply with the Act.

Financial statements for Cook Islands Investment Corporation (the "Corporation") and consolidated financial statements are presented. The consolidated financial statements comprise the Corporation and its subsidiaries (the "Group") and the Group's interests in associates. The Corporation is an in-substance subsidiary of the Cook Islands Government.

The Corporation's principal activities are property investment and management. The Group also owns entities that operate in the banking, communication, power supply, airport, and port sectors. The Corporation's registered office is located in Rarotonga, Cook Islands.

Throughout these financial statements, unless stated otherwise, references to the 'Corporation' or 'Parent' refer to Cook Islands Investment Corporation.

Note 2 Basis of preparation

a) Statement of compliance

The consolidated financial statements of the Group have been prepared in accordance with and comply with International Public Sector Accounting Standards (IPSAS). Some entities within the group apply IFRS, NZIFRS and PBE standards in their individual financial statements. The policies adopted by these entities are in line with IPSAS or where IPSAS does not have a relevant standard, other authoritative support has been used such as IFRS. The policies adopted by the Group are inline with IPSAS.

The accounting policies have been consistently applied to all the years presented.

b) Basis of measurement

The financial statements have been prepared on the historical cost basis modified for the revaluation of certain assets.
The statement of cash flows is prepared using the direct method.
The consolidated financial statements are prepared on an accrual basis.

COVID-19 Pandemic

On 11 March 2020, the World Health Organisation declared a global pandemic as a result of the spread of Covid-19. Following this, the Cook Islands Government imposed significant restrictions on travel to the Cook Islands which resulted in a complete cessation of international arrivals into the Cook Islands, and in particular, tourists. Covid-19 has had a significant impact on the economy of the Cook Islands and in turn, the results of the Group through reduced revenues.

Going concern without material uncertainties

The COVID-19 pandemic has developed rapidly in 2020. Within the group, the results of Bank of the Cook Islands Limited, Airport Authority, Te Aponga Uira, Te Mana Uira o Araura, and Ports Authority have experienced the most impact.
The key impacts of COVID-19 on these entities is described below:

Bank of the Cook Islands Limited:

The Group has considered the ongoing impacts of COVID-19 on Bank of the Cook Islands Limited's forecast for the year ended June 2021.

The unaudited results of the bank since year end are:

- Achieved profit before tax and provision for year to date 31 March 2021 of $934K compared to a forecast of $635K.
- The total provision for doubtful loans has decreased from $6.5m at year end to $6.1m at 31 March 2021.
- A total of $4.08m has been received from the Government Interest Relief Program for the three quarters up to March 2021.
- Increase in cash inflows from loan repayments from $1.5m per month pre-COVID, to an average of $1.62m to March 2021.
- A forecasted NPAT position for 30 June 2021 of $376,803.

Notes to the financial statements (continued)

Note 2 Basis of preparation (continued)

b) Basis of measurement (continued)
Going concern without material uncertainties (continued)
Bank of the Cook Islands Limited (continued):

In response to these matters, the bank has taken the following actions from 1 July 2020:

- Reduction in term deposit rates offered to government;
- Reduction in interest paid on client call accounts;
- Introduced the 'Steady State Package' consisting of various options for repayment holidays from 1 July – 31 December 2020.
- Loan interest rate reduction on 97% of the June 2020 loan portfolio based on a predetermined interest rate floor.
- Additional support was also offered through Government's Economic Response Plan (ERP).
- Phase II of the ERP directly benefits the banks operational and cash flow position including:
- A grant to customers equating to 70% of interest on qualifying loans for the 12 months 1 July 2020 – 30 June 2021, paid to the Group on a quarterly basis; and
- Interest revenue earned on loans issued as part of the Business Continuity Credit Facility solely executed by the Group in conjunction with Government.

Airport Authority

Due to COVID-19, Airport Authority revenues by year end had dropped by 20% from pre-covid times due to the travel restrictions and resulting reduction in international flights. To year end and throughout most of the 2020/21 financial year, travel restrictions remained until 17 May 2021 when the 2-way travel bubble with New Zealand commenced.

To mitigate the impact of COVID-9, the Authority focused on tightening cost controls and enhancing operational efficiency. Staff have been redeployed to other Government ministries and agencies in the short term with no terminations as a result of the pandemic.

As at June 2021, the Authority has not required Government or other external assisstance to support operating costs. Current flights are at least 5 per week and are expected to increase going forward, albeit with caution and subject to COVID-19 containment.

Te Aponga Uira

In response to the COVID-19 impact on the local economy Te Aponga Uira provided community relief in the form of temporary discounts on monthly invoices to all customers from 19th March for an inital period of 3 months. Domestic customers received 100% discounts in this period and Commercial and Demand customers received 60% discount. From June 2020, the Authority committed to continue customer discounts with modified application: Domestic customers received a credit of up to $100 per month, and Commercial and Demand customers continued to receive 60% on the condition that they qualified as recipients of the Government's wage subsidy or business grants. If a Commerical or Demand customer did not qualify, they were not provided a discount. All Government entities (including state-owned enterprises) were not eligible to receive the second round of discounts.

As a result of the discounts provided, the Authority's net electricty sales by year end reduced by 21% from pre-covid times.

The details of recent discounts offered are included in Note 27 Subsequent events.

As at June 2021, the Authority has not required Government or other external assisstance to support operating costs.

The discounts offered to customers will come to an end by 30 June 2021.

Marked for identification Purpose

Notes to the financial statements (continued)

Note 2 Basis of preparation (continued)

b) Basis of measurement (continued)

Going concern without material uncertainties (continued)

Te Mana Uira o Araura Limited

In response to the COVID-19 impact on the Aitutaki economy, the Company provided community relief in the form of a 100% discount to all customer types for the April to June 2020 billing cycles.
In June 2020 the Company committed to another 3 months of customer discounts from July to September 2020 with modified application: Domestic customers received a credit up to $100 per month, and Commercial customers who receive Covid-19 government support continued to receive a 100% discount and all other Commercial accounts received a 60% credit during this period.

As a result of the discounts provided, the Company's net electricty sales by year end reduced by 40% from pre-covid times. The Company has required financial assitance subsequent to year end and has received $425,000 from the Government.

The details of recent discounts offered are included in Note 27 Subsequent events.
The discounts offered to customers will come to an end by 30 June 2021.

Ports Authority

The closure of the Cook Islands borders from March 2020 resulted in a decline in revenue of approximately 6.5% from pre-covid times. The decline was as a result of reduced demand for imports reducing cargo throughput and cancellation of cruise vessel visits. The Authority also offered assistance to its customers through rent concessions and waiver of port fees.
The Authority received relief assistance from the Government by taking over the responsibilty of repayment of the Authority's ADB loan for 2 years to assist with its cash flow in sustaining its business operations.

Although it is not certain that these efforts will be successful, the Group's forecast shows that the actions that it has taken are sufficient to mitigate the uncertainty presented by COVID-19, therefore, these financial statements are prepared on a going concern basis.

Central to this assessment is the continued government support the Group receives with the combined nature of the operations being essential services and essential asset management & owning entities.

c) Functional and presentation currency

The consolidated financial statements are presented in New Zealand dollars, which is the functional and reporting currency of the Group and all values are rounded to the nearest thousand ($000) except where indicated otherwise.

Note 3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements, and have been applied consistently by Group entities.

a) Consolidation

Controlled entities

The controlled entities are all those entities (including special purpose entities) over which the controlling entity has the power to govern the financial and operating policies. Controlled entities are fully consolidated from the date on which control is transferred to the controlling entity. They are de-consolidated from the date that control ceases. Inter-group transactions, balances and unrealized gains and losses on transactions between members of the group are eliminated in full. The accounting policies of the controlled entities are consistent with the policies adopted by the controlling entity.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

b) Investment in associates

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. Significant influence is presumed to exist when the Group holds between 20% and 50% of the voting power of another entity.

Investments in associates and jointly controlled entities are accounted for using the equity method and are recognised initially at cost. The cost of the investment includes transaction costs.

The consolidated financial statements include the Group's share of the surplus or deficit, after adjustments to align the accounting policies with those of the Group, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases.

When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of the investment, including any long-term investments that form part thereof, is reduced to zero, and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee.

c) Revenue recognition

Goods and services

Revenue comprises the amounts received and receivable for goods and services supplied to customers in the ordinary course of business. Revenue is stated exclusive of Value Added Tax. Revenue from the sale of goods in the course of ordinary activities is measured at the fair value of the consideration received or receivable, net of returns, trade discounts and volume rebates. Revenue is recognised when persuasive evidence exists that the significant risks and rewards of ownership have been transferred to the customer, recovery of the consideration is probable, and the revenue and associated costs can be estimated and measured reliably. If it is probable that discounts will be granted and the amount can be measured reliably, then the discount is recognised as a reduction of revenue as the sales are recognised.

Interest income

Interest income is accrued using the effective interest rate method. The effective interest rate discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. The method applies this yield to the principal outstanding to determine interest income each period.

Fee and commission

Fees and commission income and expense that are integral to the effective interest rate of a financial asset or financial liability are included in the measurement of the effective interest. For example, loan establishment fees, together with related direct costs, are deferred and recognised as an adjustment to the effective interest rate on a loan once drawn.

Fees and commissions that relate to the execution of a significant act are recognised when the significant act has been completed.

Fees charged for providing ongoing services (for example, maintaining and administering existing facilities) are recognised as income over the period the service is provided.

Dormant account fees are charged on accounts which have been dormant greater than two years at a rate of fifteen dollars per quarter.

Rental income

Rental income from investment property is recognised in the Statement of Comprehensive Revenue and Expenses on a straight-line basis over the term of the lease.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

c) Revenue recognition (continued)

Government grants and funding

Revenues from non-exchange transactions with Government and other agencies is recognised when the Group obtains control of the transferred assets (cash, goods, services, or property), and:

- It is probable that the economic benefits or service potential related to the asset will flow to the Group and can be measured reliably; and
- The transfer is free from conditions that require the asset to be refunded or returned to the Government if the conditions are not fulfilled.

Revenue from government grants and funding is measured at the fair value of the assets (cash, goods, services or property) transferred over to the Group at the time of transfer.

To the extent that there is a condition attached that would give rise to a liability to repay the grant amount or to return the granted asset, a deferred revenue liability is recognised instead of the revenue. Revenue is then recognised instead only once the Group has satisfied these conditions.

Crown appropriation

Crown Appropriation revenue is provided by the Cook Islands Government through the Budget Estimates and approved by the Appropriation Bill. Revenue is intended to be spent within the same financial year. Revenue received but not spent at balance date is recorded as deferred revenue liability in the Statement of Financial Position.

Aid funding

Aid Funding revenue relates to funding received from aid donors for specified projects. Funding received in advance is recorded as deferred revenue liability and recognised as revenue when allowable costs are incurred and any conditions are met. Where allowable costs have been incurred but funding not received, the Corporation recognises a receivable up to the amount of approved funding.

Concessionary Loans

When the Group receives a loan at an interest rate that is lower than market terms (concessionary loan), the difference between the loan proceeds and the fair value of the loan (calculated using market terms) is recognised as revenue if there are no conditions attached to the loan. To the extent that there are conditions attached to the loan that would result in early repayment of the loan if these conditions are satisfied, a deferred revenue liability for the amount of the difference between the loan proceeds and the fair value of the loan is recognised. Revenue is then recognised as the Group satisfies its conditions.

Insurance proceeds

Proceeds from insurance claims are recognised as revenue when claims have been assessed and approved. This revenue is measured at the fair value of the amount received or receivable.

d) Expense recognition

Expenses are recognised in the statement of comprehensive revenue and expenses on an accrual basis.

Salaries & wages

Salaries & wages are recognised on an accrual basis and include employer contributions for the government superannuation scheme.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

d) Expense recognition (continued)

Interest expense

Interest expense on financial liabilities measured at amortised cost is recognised in the Statement of Comprehensive Revenue & Expenses as it accrues using the effective interest method.

Lease payments

Leases entered into by the Group as lessee are operating leases, and the operating lease payments are recognised as an expense in the Statement of Comprehensive Revenue & Expenses on a straight-line basis over the lease term.

e) Taxes

Tax expense comprises current and deferred tax. Current tax and deferred tax is recognised in surplus or deficit except to the extent that it relates to a business combination, or items recognised directly in equity or in changes in net assets/equity.

Current tax is the expected tax payable or receivable on the taxable surplus or deficit for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

A tax benefit is recognised in equity for dividends paid by Cook Islands tax paying entities to another Cook Islands tax payer.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable surplus or deficits; and
- temporary differences related to investments in subsidiaries and jointly controlled entities to the extent that it is probable that they will not reverse in the foreseeable future.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

In determining the amount of current and deferred tax the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

NON FINANCIAL ASSETS

f) Investment Property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at cost less accumulated depreciation.

Residential buildings held for the primary purpose of providing low income housing have been classified as property, plant, and equipment.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Statement of Comprehensive Revenue and Expenses.

g) Property, plant and equipment

All property, plant and equipment is held at cost. Cost of buildings has been determined from historical cost or deemed cost based on previous valuations performed as follows:

i) Buildings transferred to the Group by the Cook Islands Government are included at their deemed cost, being the valuation initially recorded in the 1996/7 statutory accounts of the Government of the Cook Islands less accumulated depreciation. Other assets donated by the Cook Islands Government (ultimate parent) or transferred from Ministries of the Cook Islands Government are recognised at deemed cost being the value nominated by the Ministry of Finance and Economic Management for the Cook Islands or relevant Ministry and are recognised directly in equity as a contribution from owner.

ii) For all other items of property, plant and equipment the cost is the value of the consideration given to acquire the assets and the value of other directly attributable costs which have been incurred in bringing the assets to the location and condition necessary for their intended service.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the following:

- the cost of materials and direct labour;
- any other costs directly attributable to bringing the assets to a working condition for their intended use;
- when the group has an obligation to remove the asset or restore the site, an estimate of the costs of dismantling and removing the items and restoring the site on which they are located; and
- capitalised borrowing costs.

Refer to note 14 for further details.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

g) Property, plant and equipment (continued)

Depreciation

Depreciation is charged on a straight line basis so as to write off the cost of the fixed assets to their expected residual value over their estimated useful lives. Freehold land is not depreciated. The estimated useful lives are as follows:

Leased land and leasehold improvements	term of the lease
Buildings	5-50 years
Furniture and fittings	4-10 years
Plant and equipment	5-20 years
Motor vehicles	3-10 years
Rescue fire vehicles	3-20 years
Office equipment	2-10 years
Marine equipment	5 years
Wharf structure	40 years
Wharf fixtures	5-20 years
Runways	5-99 years
Electricity distribution network	5-20 years

Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term.
An asset's carrying amount is written down immediately to its recoverable amount, or recoverable service amount, if the asset's carrying amount is greater than its estimated recoverable amount or recoverable service amount.

The Group derecognises items of property, plant and equipment and/or any significant part of an asset upon disposal or when no future economic benefits or service potential is expected from its continuing use. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the surplus or deficit when the asset is derecognised.

When an asset is acquired in a non-exchange transaction for nil or nominal consideration it is initially measured at fair value. For new assets, fair value is usually determined by reference to the retail price of the same or similar assets at the time the asset was received. For used assets, fair value is usually determined by reference to market inflation for assets of a similar type condition and age. When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in surplus or deficit.

Subsequent costs

Subsequent expenditure is capitalised only when it is probable that the future economic benefits associated with the expenditure will flow to the Group. Ongoing repairs and maintenance is expensed as incurred.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

h) Leases

Group as a lessee

Operating leases are those leases that do not transfer substantially all the risks and benefits relating to ownership of the leased item to the group. Operating lease payments are recognised as an expense in surplus or deficit on a straight-line basis over the lease term.

The group does not hold any finance leases.

Group as a lessor

Leases in which the group does not transfer substantially all the risks and benefits of ownership of an asset are classified as operating leases. Initial direct costs that are incurred in determining an operating lease are added to the carrying amount of the leased asset and recognised over the lease term.

Rent received from an operating lease is recognised as revenue on a straight-line basis over the lease term.

i) Intangible assets

Intangible assets include costs incurred in acquiring and building software and computer systems (software). Software is amortised using the straight-line method over its expected useful life.

At each reporting date, the intangible assets are reviewed for indicators of impairment if any such indication exists, the recoverable amount of the assets are estimated and compared against the existing carry value. The recoverable amount is the higher of an assets fair value less costs to sell and its value in use. Where the existing carrying value exceeds the recoverable amount, the difference is charged to the Statement of Comprehensive Revenue & Expenses.

Costs incurred in planning or evaluating software proposals, or in maintaining systems after implementation are not capitalised.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

j) Impairment of non-financial assets

At each reporting date, the group reviews the carrying amounts of its non-financial assets (other than deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the assets recoverable amount is estimated.

The group's assets that do not generate separate cash inflows are tested for impairment as part of testing the overall group's assets.

Impairment losses are recognised in the Statement of Comprehensive Revenue and Expenses.

For assets an impairment loss is reversed only to the extent that the assets carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognised.

FINANCIAL ASSETS

Recognition

Financial assets are measured initially at fair value plus transaction costs that are directly attributable to its acquisition or issue.

Classification & measurement

The Group's financial assets are all classified and measured at amortised cost.

The Group does not have any financial assets categorised as fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL).

A financial asset is measured at amortised cost only if both of the following conditions are met and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset represent contractual cash flows that are solely payments of principal and interest.

Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses), together with foreign exchange gains and losses. Impairment losses are presented as a separate line item in the Statement of Comprehensive Revenue and Expenses.

k) Cash and cash equivalents

Cash and cash equivalents include cash holdings, foreign currency cash holdings, short term cash investments and are carried at amortised cost in the Statement of Financial Position.

l) Loans

Within the Group, Bank of the Cook Islands ("the Bank") issues loans. These are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and that the group does not intend to sell immediately or in the near term. They arise when the Bank provides money to a debtor with no intention of trading the loans and advances. After initial recognition they are measured at amortised cost using the effective interest method less any impairment loss.

Loans include direct finance provided to customers such as current accounts and term loans.

m) Term deposits

This comprises interest-bearing deposits held with other banks and are measured at amortised cost in the Statement of Financial Position.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

n) Income tax receivable
This comprises income tax receivable as income tax payments made exceed the current tax due. This will be settled by receipt of refund or used to meet future income tax payments and is measured at amortised cost in the Statement of Financial Position.

o) Derivative Financial Instruments
Derivative financial instruments are used to manage foreign exchange risk exposure arising from the Group's end of period valuations of certain loans denominated in SDR (Special Drawing Rights - Unit of account used by the International Monetary Fund and other international organizations. Its value is based on a basket of key international currencies that currently consists of the euro, yen, pound sterling and the US dollar).

The Group does not hold or issue derivative financial instruments for trading purposes. The Group has not adopted hedge accounting.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value at each balance date with the resulting gain or loss recognized in

The full fair value of a forward foreign exchange derivative is classified as current as the contract is due for settlement within 12 months of balance date.

The Group does not hold any derivative financial instruments at 30 June 2020 (2019: nil).

p) Trade, sundry and other receivables
These include trade receivables from customers, other receivables, including accrued interest on term deposits. These are carried at amortised cost in the Statement of Financial Position.

q) Identification and measurement of Impairment
A forward-looking expected loss model is applied to financial assets in accordance with IPSAS 41 *Financial Instruments*. All of the Group's financial assets are classified as amortised cost.

The Group performs an impairment assessment based on expected credit loss (ECL) on financial assets measured at amortised cost.

The ECL refers to the weighted average of the credit losses of financial instruments that are weighted by the risk of default. Credit loss refers to the difference between all contractual cash flows receivable from the contract and all cash flows expected to be received, discounted at the original real interest rate by the Group, that is, the present value of all cash shortages.

ECL is calculated based on a function of the probability of default, loss given default and exposure at default.

The Group appplies ECL model separately for each financial asset category measured at amortised cost.

The Group considers impairment using the ECL model for the following financial assets that are not measured at FVTPL:

- Cash and cash equivalents
- Term Deposits
- Trade, sundry and other receivables
- Banking portfolio investments

i) Impairment of Cash and cash equivalents and Term deposits
ECL for Cash and cash equivalents and Term deposits is calculated based on industry standard Probability of default and loss given default based on the credit rating of each financial instituion where funds are held.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

q) Identification and measurement of Impairment (continued)

ii) Impairment of Trade, sundry and other receivables

In assessing impairment the Group uses historical trends of the probability of default, the timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

As trade and other receivables are normally paid within 30 days and do not have a significant financing component the Group has applied the simplified approach in IPSAS 41 and therefore only recognising lifetime ECL. Entities within the Group that have signiifcant customer base, and therefore debtors, have developed a provision matrix to determine ECL. In particular, Te Aponga Uira and Te Mana Uira o Araura, as these entities each operate in only one geographic segment the matrix is based on customer type (Demand, Commercial or Domestic) and debt age (no. days) taking into account historical loss experience for each segment adjusted for forward looking estimates

iii) Impairment of Banking portfolio investments

Segmentation of financial assets:

The Group assesses whether the credit risk has increased significantly on an individual or collective basis. For the purposes of a collective evaluation of impairment, financial assets are grouped on the basis of account instrument type.

The Groups Banking portfolio investments are grouped by the following segments:

- Business
- Personal
- Mortgage

The Group assesses whether the credit risk of the relevant financial instruments has increased significantly since the initial recognition, and measures its expected credit losses ("ECL") and recognises its loss provision and changes from the prior period in the following cases:

(i) if the credit risk of the financial instrument has not increased significantly, since the initial recognition, (* internal risk grade = "Pass"), the Group measures its loss provision based on the amount equivalent to the ECL of the financial instrument in the next 12 months;
(ii) if the credit risk of the financial instrument has increased significantly since the initial recognition, the Group measures its loss provision based on the amount of lifetime expected credit loss (ECL) of the financial instrument. (* Internal risk grades = special mention, substandard, doubtful and loss)

Under the above circumstances, regardless of whether the Group's assessment of credit losses is based on a single financial instrument or a combination of financial instruments, the increase or reversal of the loss provision resulting there from is included in the current profit and loss as an impairment loss or gain.

The Group applies a three-stage approach to measuring expected credit losses ("ECL") on Banking portfolio investments. Assets migrate through the following three stages based on the change of their credit quality, since initial recognition.
Stage 1: 12-month ECL - For financial instruments with no significant increase in credit risk (SICR) after initial recognition, (internal risk grade = "Pass"), expected credit losses in the next 12 months are recognised.

KPMG RAROTONGA Marked for Identification Purpose

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

q) Identification and measurement of Impairment (continued)

iii) Impairment of Banking portfolio investments (continued)
Stage 2: Lifetime ECL – not credit impaired – For financial instruments with significant increase in credit risk (SICR) since initial recognition (internal risk grade = "Special mention"), but no objective evidence of impairment, lifetime expected credit losses are recognised.

Stage 3: Lifetime ECL – credit impaired – For financial assets that show objective evidence of impairment at the end of the reporting period, lifetime expected credit losses are recognised. This stage comprises all accounts that are credit impaired or in default (internal risk grades = "Substandard", "Doubtful" or "Loss").

Under the above circumstances, regardless of whether the Group's assessment of credit losses is based on a single financial instrument or a combination of financial instruments, the increase or reversal of the loss provision resulting there from is included in the current profit and loss as an impairment loss or gain.

Impairment is assessed for loans at a collective and a specific individual level.
The Groups internal credit rating adopted from the guidelines provided by the Banking Prudential Statement (BPS03) initially defines whether the financial assets are assessed at a collective or a specific individual level:

Collective Provision

Impairment on financial assets with an internal credit rating of "Pass" or "Special Mention" is calculated through the ECL model.
"Pass" if the asset is fully protected by the current sound worth and paying capacity of the borrower and the borrower is performing in accordance with contractual terms and is expected to continue to do so.

"Special Mention" if the asset is past due for the payment of principal or interest for more than 30 (thirty) days but less than 90 (ninety) days; or although currently protected, exhibits potential weaknesses which may, if not corrected, weaken the asset or inadequately protect the Group's position at some future date.

All loans classified in the personal segment are assessed in the ECL model irrespective of their probability of default and form part of the collective provision.

Some financial assets with an internal credit rating of "Substandard", "Doubtful" or "Loss" and have been assessed individually for the likelihood of future credit losses through the individual provisioning method and do not require a specific individual provision are assessed in the ECL model and form part of the collective provision.

Specific Individual Provision
Financial assets with an internal credit rating of "Substandard", "Doubtful" or "Loss" are individually assessed using the individual provisioning method and consider the likelihood of future credit losses by evaluating a range of possible outcomes, the time value of money, past events, security held, current conditions and forecasts of future economic conditions.

"Substandard" if the asset is past due for the payment of principal or interest for more than 90 days but less than 180 days; or is a renegotiated loan which has had its terms or interest rate modified because of weaknesses or deterioration in the obligor's financial condition or ability to repay.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

q) Identification and measurement of Impairment (continued)

iii) Impairment of Banking portfolio investments (continued)

"Doubtful" if the asset is past due for the payment of principal or interest for more than 180 days but less than 360 days; or exhibits all the weaknesses of a substandard asset and, in addition, is not because these weakenesses make collection in full highly questionable and improbable.

"Loss" if the asset is past due for the payment of principal or interest for more than 360 days, unless such an asset is well secured and legal action has actually commenced and the time to realise on collateral or on a guarantee relating to the asset does not exceed 180 days, had been characterised as "Doubtful" on account of any 'pending event' and the event concerned has not occurred and the asset is now past due for the payment of principal or interest for more than 540 days, whether or not the event is still pending; or regardless of its past due status it is otherwise considered uncollectible or considered to be of such little value that its continuance as an asset on the books of the Group is not warranted provided that a Loss classification shall not preclude the possibility of recovering the asset or securing a salvage value for it.

ECL model

ECL are estimates of credit losses and are determined by evaluating a range of possible outcomes, the time value of money, past events, current conditions and forecasts of future economic conditions.

The Group's ECL is calculated on a per segment basis with the corresponding PD, LGD and Cure Rate and is the sum of all segment ECLs.

Where:

- Probability of default (PD): the probability that a counterparty will default;
- Loss given default (LGD): the loss that is expected to arise in the event of default
- Cure Rate (CR): the historical average % of Defaulted Loans that migrated out of a defaulted status

- Exposure at default (EAD): the estimated outstanding amount of credit exposure at the time of default, which is the outstanding loan amount that is at risk of default at a certain point in time.
- Discount Factor: adjustment to calculate the impact of a future payment at time 0; which is assumed to be reporting date. Calculated from the time 't' (12 month or lifetime) and the effective Interest Rate (EIR)

The provision for loan impairment is deducted from loans in the Statement of Financial Position and the movement for the reporting period is reflected in the Statement of Comprehensive Revenue & Expenses.

When a loan, within the loan book, is uncollectible, either partially or in full,it is written off against the related provision for loan impairment. Subsequent recoveries of amounts previously written off are taken to the Statement of Comprehensive Revenue & Expenses.

Where impairment losses recognised in previous periods have subsequently decreased or no longer exist, such impairment losses are reversed in the Statement of Comprehensive Revenue & Expenses.

Refer to Note 3 'Critical estimates and judgements used in applying accounting policies' below for update on estimates and judgements due to the impact of the COVID-19 pandemic.

Derecognition

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Group is recognised as a separate asset or liability.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

FINANCIAL LIABILITIES

Recognition

Financial liabilities are measured initially at fair value plus, for an item not at fair value through surplus or deficit, transaction costs that are directly attributable to its acquisition or issue.

Classification & measurement

All financial liabilities are classified as other financial liabilities and are measured at amortised cost using the effective interest rate and include: trade and other payables, banking customer deposits, related party payables, dividend payable, and income tax payable.

r) Employee benefits

Long-term employee benefits

The Group's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. That benefit is discounted to determine its present value. Remeasurements are recognised in the Statement of Comprehensive Revenue and Expenses in the period in which they arise.

Short-term employee benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

s) Provisions

The Group recognises provisions when there is a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. The amount recognised is the best estimate of the consideration required to settle the present obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation at the reporting date. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

t) Dividends

Dividends or similar distributions are recognised only when the shareholder's or the Group's right to receive payments is established.

Derecognition

Financial liabilities are derecognised when the obligation specified in the contract is discharged cancelled or expires.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

PRESENTATION

u) Offsetting of income and expenses

Income and expenses are not offset unless required or permitted by an accounting standard. This generally arises in the following circumstances:

- where gains and losses arise from a Group of similar transactions such as foreign exchange gains and losses.
- where amounts are collected on behalf or third parties where the Group is, in substance, acting as an agent only, or
- where costs are incurred on behalf of customers from whom the Group is reimbursed.

v) Offsetting of financial assets and liabilities

Assets and liabilities are offset and the net amount reported in the Statement of Financial Position only where there is:

- a current enforceable legal right to offset the asset and liability, and
- an intention and ability to settle on a net basis or to realise the asset and settle the liability simultaneously.

w) Statement of cash flows

For cash flow statement presentation purposes, cash and cash equivalent includes cash on hand, deposits held at call with other financial institutions, and other short term, highly liquid, investments that are readily convertible to cash and which are subject to an insignificant risk of changes in value.

Certain cash flows have been netted in order to provide more meaningful disclosure as many of the cash flows are received and disbursed on behalf of customers and reflect the activities of the customer rather than those of the Group. These include customer loans and advances, customer deposits, and related party balances.

x) Value added tax

Income, expenses and assets are recognised net of the amount of value added tax (VAT) except where the amount of VAT incurred is not recoverable from the Revenue Management Division (RMD). In these circumstances, the VAT is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated with the amount of VAT included. The net amount of VAT recoverable from, or payable to the RMD is included as, other assets or other liabilities in the Statement of Financial Position.

Cash flows are included in the Statement of Cash Flow on a net basis. The VAT components of cash flows arising from investing and financing activities, which are recoverable from, or payable to, the RMD are classified as operating cash flows.

y) Contingent liabilities

A contingent liability is a liability of sufficient uncertainty that it does not qualify for recognition as a provision, but there is a possible obligation that is higher than remote.

z) Related parties

The Group regards a related party as a person or an entity with the ability to exert control individually or jointly, or to exercise significant influence over the Group, or vice versa. Members of key management are regarded as related parties and comprise the directors and senior management of the Cook Islands Investment Corporation and Group.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

CRITICAL ESTIMATES AND JUDGEMENTS USED IN APPLYING ACCOUNTING POLICIES

These financial statements are prepared in accordance with IPSAS. However, there are a number of critical accounting treatments which include complex or subjective judgments and estimates that may affect the reported amounts of assets and liabilities in the financial statements. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

An explanation of the judgements and estimates made by the Group in the process of applying its accounting policies, that have the most significant effect on the amounts recognised in the financial statements are set out below.

Credit provisioning

The accounting policy relating to measuring the impairment of banking portfolio investments (loans & advances) requires Bank of the Cook Islands to assess impairment at least at each reporting date. The credit provisions raised represent management's best estimate of the losses incurred in the loan portfolio at balance date based on their experienced judgement.

The use of such judgements and reasonable estimates is considered by management to be an essential part of the process and does not impact on reliability.

Management regularly reviews and adjusts the estimates and methodologies as improved analysis becomes available. Changes in these assumptions and methodologies could have a direct impact on the level of provision and impairment charge recorded in the financial statements.

Refer to Note 3(q) and Note 23(ii) for details of credit impairment provisions.

COVID-19 impact on credit performance

The Group's approach to incorporating the effect of Covid-19 on the banking portfolio investments ECL calculations was guided by a recognition that uncertainty has increased significantly since prior year and estimation uncertainty has increased as a result.

The estimation uncertainty is associated with:
- the extent and duration of the disruption to businesses arising from the actions by governments, businesses and consumers to prevent and contain the spread of the virus;
- the extent and duration of the expected economic downturn (and forecasts for key economic factors including GDP and CPI); and
- the effectiveness of government measures that have been and will be put in place to support businesses and consumers through this disruption and economic downturn.

Although the approach to ECL calculations and formulae remain unchanged from the prior year, the Group has updated relevant data inputs to reflect the impacts of Covid-19 on credit performance.

Key Covid-19 impacts were:
- Macroeconomic data updated to reflect changes in forecasted economic impacts;
- Restaging of loans between stage 1 and stage 2 where significant increase in credit risk (SICR) is observed

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

CRITICAL ESTIMATES AND JUDGEMENTS USED IN APPLYING ACCOUNTING POLICIES (continued)

COVID-19 impact on credit performance (continued)

Macroeconomic Data

The Group has used the Government's actual and forecasted economic indicators of GDP and CPI as issued in the Government of the Cook Islands Budget Book 2021 – 2024.

Date	Real GDP YOY Growth	GDP deflator	Implied CPI YoY	Nominal GDP YoY
01/06/19	5.30%	101.4		4.40%
01/06/20	-9.00%	102.8	1.381%	-7.80%
01/06/21	-5.30%	103.2	0.389%	-4.90%
01/06/22	8.50%	103.8	0.581%	9.10%
01/06/23	9.40%	104.3	0.482%	10.00%
01/06/24	4.60%	104.8	0.479%	5.20%
Average	2.25%		0.662%	2.67%

Stage 1 to Stage 2 loans

An assessment of all loans not individually provided for was undertaken to determine whether there was a SICR that would require loans to be restaged from Stage 1 to Stage 2.

The following criteria was used:

- Given that Tourism is a major income stream in the Cook Islands, L13 Housing Investment and L18 Tourism loans assessed in greater detail;
- Various Covid-19 relief initiatives, such as repayment holidays and payment deferrals have been offered to customers in the year ended 30 June 2020 recognising the potential detrimental impact of COVID-19. Such offers, if accepted, are not automatically considered to indicate SICR but are used as necessary within the broader set of indicators used to assess and grade customer facilities;
- Loans have been considered for restaging based on loan performance changes from pre Covid-19 period to year end (Impacts of Covid-19 commenced during the month of March 20). Subsequent months have also been considered in assessment of loan condition to incorporate the most up to date information as Covid-19 impacts continue to unfold

Key conditions for restaging include:

- Pass loans in arrears at 31 March 20 have been restaged from stage 1 to stage 2;
- Pass loans that have qualified for Covid-19 Phase 1 relief offered by the Group have been restaged from Stage 1 to Stage 2, however, if the relief concessions have not been used (i.e. borrowers have continued to meet normal repayments terms) these have remained in Stage 1;
- Covid-19 Phase 1 relief ended on 30 June 20. Phase 2 commenced 1 July 20. Any Pass loans that applied for Phase 2 relief have been restaged from Stage 1 to Stage 2.

  Pass loans that qualified for and used Phase 1 relief but have not applied for Phase 2 relief have remained in Stage 1. These loans have been assessed and have shown to be subsequently meeting repayments per loan terms up till at least September 2020.

The Covid-19 impacts and data input adjustments has resulted in a 55% increase in the banking portfolio investments ECL reported in these financial statements compared with pre-Covid times. The rapidly evolving consequences of COVID-19, economic uncertainties and government, business and consumer responses could result in significant adjustments to the allowance within the current and next financial years. Expected credit losses reported by the Group should be considered as a best estimate.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

CRITICAL ESTIMATES AND JUDGEMENTS USED IN APPLYING ACCOUNTING POLICIES (continued)

COVID-19 impact on Trade receivables

Due to the impacts of COVID-19 on the Group and its customers, an assessment was undertaken to consider the necessity for an additional "management overlay" to reflect the current economic uncertainty and situtaion within the Cook Islands. In particular for Te Aponga Uira, a management overlay was determined by assessing the aging of trade receivables pre-Covid and comparing this to post-Covid conditions to develop a worsening ratio. This ratio was then applied to the year end ECL determined by the existing ECL model (matrix) in use. As a result, the provision for doubtful debts increased from prior year by $588,841.

For other entities within the Group where the customer base is not as substantial, adjustments to year end provisioning have been made to reflect subsequent customer receipts as this is considered to be the best form of evidence of collectability.

COVID-19 impact on impairment considerations for Property, plant and equipment

The Group has considered the impacts of Covid-19 on its property, plant and equipment and whether impairment exists as a result. The Groups assets remain in use with no deterioration in assets or shortening of useful lives as a result of the pandemic. No excess capacity is consisdered to exist, with existing asset levels considered necessary to meet minimum operating requirements. The Group concluded that whilst there has been significant impacts on the Cook Islands economy as a whole, given the nature of the Group's activities, in particular, the essential service nature of the utilities and asset management and asset holding functions the entities provide on behalf of the Cook Islands Government, no impairment of property, plant and equipment is considered to exist as a result of Covid-19 impacts.

OTHER JUDGEMENTS

Deferred tax assets

The Group has judged, based on current and recent past performance and budget/business plans in place, that there will be sufficient taxable income in the future to utilise taxable differences that are expected to reverse in the foreseeable future and has therefore recognised a deferred tax asset. Refer to Note 18.

Yield related fees

The group has reviewed all fees and has judged that loan establishment fees are integral to the yield of the product. These fees have been included as part of the calculation of the effective interest rate.

Member's valuation of selected fixed assets

Certain fixed assets have been included in the Statement of Financial Position based on valuations performed by the Members. This is due to difficulties experienced in obtaining information relating to these assets. This treatment is a departure from IPSAS 17 Property, Plant, and Equipment. The audit report of these financial statements is qualified in this regard. Refer to Note 14.

Work in progress receivables

Work in progress receivables represent managements best estimate of percentage of completion for capital projects. Management consider that costs incurred to balance date fairly represent the stage of completion.

CHANGES TO ACCOUNTING POLICIES

The accounting policies are consistent with the those applied in the preparation of the Group's annual financial statements for the year ended 30 June 2019.

Notes to the financial statements (continued)

Note 3 Significant accounting policies (continued)

CORRECTION OF ERROR

During 2020, the Group discovered that an amendment made to the VAT Act in 2014 that introduced VAT on imported services had not been applied by the Group, in particular by Bank of the Cook Islands Limited. As a consequence, VAT payable and the related costs have been understated. The error has been corrected by restating retained earnings at 1 July 2019 and restating each of the affected financial statement line items for the 30 June 2019 financial year. The table below summarises the impacts on the Group's financial statements.

	Impact of correction of error on Group		
	As previously reported	Adjustments	As restated
Income Tax Debtor	1,224	81	1,305
Property, plant and equipment	189,044	15	189,059
Others	180,037	-	180,037
Total Assets	**370,305**	**96**	**370,401**
Sundry creditors and accruals	(5,465)	(422)	(5,887)
Others	(114,483)	-	(114,483)
Total Liabilities	**(119,948)**	**(422)**	**(120,370)**
Total Comprehensive Income for the period	(11,406)	65	(11,341)
Others	(238,951)	261	(238,690)
Total Equity	**(250,357)**	**326**	**(250,031)**
Operating Expenses	(52,796)	(81)	(52,877)
Income Tax	(3,076)	16	(3,060)
Others	67,278	-	67,278
Profit/(Loss)	**11,406**	**(65)**	**11,341**

Note 4 New standards and interpretations not yet adopted

At the date of authorisation of these financial statements, certain new standards have been issued which were not yet effective at balance sheet date and which the Group has not early adopted.:

IPSAS 40 PBE Combinations

The Group has not yet assessed the impact of these standards.

The Group early adopted IPSAS 41 Financial Instruments in the prior year, effective from 1 July 2018.

Notes to the financial statements (continued)

Note 5 Sundry Income

	Group		Parent	
In thousands of New Zealand Dollars	**30 June 2020**	30 June 2019	**30 June 2020**	30 June 2019
Sundry revenue	**1,167**	1,244	**483**	361
Social responsibility cost recoveries	**436**	604	**-**	-
	1,603	1,848	**483**	361

Note 6 Other expenses

Advertising	**293**	253	**11**	6
Electricity	**867**	905	**11**	17
Fees paid to group auditor - audit services	**472**	406	**-**	111
Fees paid to group auditor - non audit services	**19**	25	**-**	-
Fees paid to other auditors - audit services	**15**	15	**147**	-
Motor vehicle expenses	**291**	254	**24**	28
Payment on behalf of Crown	**355**	333	**355**	333
Staff training expenses	**278**	365	**14**	13
Travel expenses	**233**	187	**16**	5
Other operating expenses	**2,368**	3,420	**(10)**	877
Total Other expenses	**5,191**	6,163	**568**	1,390

Non-audit services include financial statements compilation and tax compliance services.

Note 7 Employee entitlements

Current				
Accrued salaries and wages	**268**	202	**95**	35
Annual leave	**737**	612	**98**	35
Current employee entitlements	**1,005**	814	**193**	70
Non-current				
Long service leave accrual	**70**	78	**-**	-
Non-current employee entitlements	**70**	78	**-**	-
Total employee entitlements	**1,075**	892	**193**	70

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Notes to the financial statements (continued)

Note 8 Cash and cash equivalents

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Cash on hand	**1,757**	2,321	**-**	-
Cash at bank	**21,447**	20,941	**919**	1,432
Total cash and cash equivalents	**23,204**	23,262	**919**	1,432

Note 9 Term Deposits

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Less than 12 months	**41,381**	29,186	**741**	713
Over 12 months	**5,724**	9,666	**-**	-
Total term deposits	**47,105**	38,852	**741**	713

Short term deposits are made for varying periods, depending on the immediate cash requirements of the Group and earn interest at the respective short term deposit rate.

Note 10 Receivables from exchange transactions

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Current receivables	**3,589**	5,685	**178**	121
Less: impairment allowance	**(1,648)**	(962)	**(26)**	(26)
Total receivables from exchange transactions	**1,941**	4,723	**152**	95

As at 30 June 2020, the ageing analysis of current exchange receivables is as follows:

Group

In thousands of New Zealand Dollars	Total	Neither past due or impaired	<30 days	30-60 days	>60 days
As at 30 June 2019					
Total receivables from exchange transactions	5,685	3,865	590	366	863

In thousands of New Zealand Dollars	Total	Neither past due or impaired	<30 days	30-60 days	>60 days
As at 30 June 2020					
Total receivables from exchange transactions	**3,589**	**1,931**	**188**	**288**	**1,182**

Notes to the financial statements (continued)

Note 11 Related parties

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Related party receivables				
Government of the Cook Islands	-	-	-	-
Cook Island Property Corporation (NZ) Limited	-	-	12	-
Avaroa Cables Limited	-	-	195	128
To Tatou Vai Limited	-	-	3	3
Cook Islands Telecommunication Holdings Limited	-	-	12	6
Te Mana Uira o Araura Limited	-	-	38	24
Ministry of Foreign Affairs And Immigration	-	-	-	-
Ministry of Finance and Economic Management	546	546	-	-
CIIC Seabed Resources Limited	53	5	53	5
Total related party receivables	**599**	**551**	**313**	**165**

The balances are repayable on demand, are unsecured and do not bear interest.

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Dividends receivable				
Te Aponga Uira O Tumu-te-Varovaro	-	-	-	-
Total dividends receivable	-	-	-	-

In accordance with the requirements of the Cook Islands Government Property Corporation Act 1969, the dividend receivable from Telecom Cook Islands Limited is paid directly to the ultimate shareholder, the Cook Islands Government, and therefore the dividend cashflow does not flow through Cook Islands Investment Corporation.

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Notes to the financial statements (continued)

Note 11 Related parties (continued)

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Related party payables - Current				
Government of the Cook Islands	**637**	643		-
Telecom Cook Islands	**-**	-	**-**	-
Ministry of Finance and Economic Management	**438**	6	**-**	-
Banana Court Company Limited	**-**	-	**5**	8
Avaroa Cables Limited	**-**	-	**-**	-
Te Mana Uira o Araura Limited	**-**	-	**-**	-
CIIC Seabed Resources Limited	**109**	109	**109**	109
Cook Islands Property Corporation (NZ) Limited	**-**	-	**-**	20
Cook Islands Government Property Corporation	**-**	-	**1,401**	1,401
Total related party payables - current	**1,184**	758	**1,515**	1,538

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Dividends payable				
Government of the Cook Islands	**-**	-	**-**	-
Total dividends payable	**-**	-	**-**	-

The related party balances do not have fixed repayment terms, are unsecured and no interest is payable.

Key Management Personnel

Key management personnel of the Corporation include the Board of Directors and the senior management team being the Chief Executive Officer, General Manager, Chief Financial Officer, Property Manager, GFDD Manager, Legal Manager and Corporate Relationship Manager.

	30 June 2020 Total remuneration (000's)	30 June 2020 Number of persons	30 June 2019 Total remuneration (000's)	30 June 2019 Number of persons
Board of Directors	**127**	**3**	125	3
Senior Management	**795**	**7**	708	7

Notes to the financial statements (continued)

Note 11 Related parties (continued)

Material related party income and expenditure:

a) The Group entities undertake numerous transactions with other Government entities in the normal course of their business including electricity in Rarotonga and Aitutaki, Port and Airport charges, banking services, as well as property rentals. These transactions are not material, are conducted at commercial rates and have therefore not been disclosed separately.

b) The Group provides electricity to various Government entities outside of the Group through its wholly owned subsidiary, Te Aponga Uira O Tumu-te-Varovaro (Te Aponga). Entities within the Group paid $520,000 (2019: $661,000) to Te Aponga for electricity services which has been eliminated on consolidation. Electricity goods and services provided to related parties are transacted on normal trading terms.

c) The Group provides telecommunication services to various Government entities outside of the Group through its associate, Telecom Cook Islands Limited. Entities within the group paid $599,000 (2019: $574,000) to Telecom Cook Islands for telecommunication services. Communication services provided to related parties are transacted on normal trading terms.

d) Many of the properties owned by Cook Islands Government Property Corporation are tenanted by Ministries of the Government of the Cook Islands. In general, rental income is not received for the use of these assets, as Government Ministries are not appropriated for this cost.

e) The property owned by Cook Islands Property Corporation (NZ) Limited is tenanted by the Ministry of Foreign Affairs and Immigration. No rental is charged to the tenant.
The Corporation uses the Cook Islands Property Corporation (NZ) Limited bank account to pay for NZ payments when required. These are charged back to the Corporation through the intercompany balance.

f) Government appropriation income was received by the Group of $12,237,000 (2019: $7,948,000).

g) Capital project liability relates to project funding received by CIIC from Cook Islands Government and other funding agencies for which the completed asset is to be returned to Crown. The asset is recognised as Work in progress receivable in the Statement of Financial Position up until completion when it is returned to Crown.

h) Cook Islands Government Property Corporation made a revenue transfer of $576,000 (2019: $543,000) to the Corporation in accordance with Section 31(2) of the Cook Islands Investment Corporation Act 1998. The transfer has been recognised as revenue within the Statement of Comprehensive Revenue and Expenses of the Corporation.

i) Equity injections for the Group in 2020 was $5,274,000 (2019: $11,815,000) being assets consisting of solar assets, completed buildings and extensions transferred to the Cook Islands Government Property Corporation during the year.

j) The parent received $nil dividends for the year (2019: $1,396,000) from subsidiaries. The Group received $nil tax benefit (2019: $268,000) in relation to dividends paid to the parent, Cook Islands Investment Corporation, a tax paying entity.

k) Included in trade and other payables is an amount due to Cook Islands Police of $442 (2019: $14,000) for motor vehicle registrations administered by Bank of the Cook Islands on behalf of the Cook Islands Police.
During the year the bank earned motor vehicle registration commissions of $205,000 (2019: $179,000) and social welfare transaction fees of $164,000 (2019: $149,000) at Bank of the Cook Islands.
Included in banking customer deposits are deposits from the Crown and other Cook Islands Government Departments and entities ultimately owned by the Cook Islands Government totalling $30,975,000 (2019: $34,328,000).
Airport Authority has a loan from the Bank totalling $171,000 (2019: $1,351,000).

l) Banana Court Company Limited leases land and buildings from Cook Islands Government Property Corporation. The company paid leasehold commissions and lease fees of $7,000 (2019: $10,000) during the current year. The lease is for a period of 30 years from 1 September 1990. For the first 10 years of term the rental was $100 per annum. For the remaining period the lessee pays to the lessor an amount of 12.5% of the rent or consideration received from subleasing of the land after tax.
On 3 December 2020 the lease was renewed for a further 30 years from 1 September 2020. The rental continues to be calculated and payable at an amount of 12.5% of the rent or consideration received from subleasing of the land after tax.

m) Audit fees for Cook Islands Government Property Corporation are borne by the Corporation. The Corporation provides oversight and management for Cook Islands Government Property Corporation as the 2 entities are considered to operate as one.

Notes to the financial statements (continued)

Note 12 Banking portfolio investments

The following is a summary of the loans portfolio by industry sector as at 30 June 2020

Group	Total 2020	Total 2019	Due within One Year 2020	Due within One Year 2019	Over One Year 2020	Over One Year 2019
In thousands of New Zealand Dollars						
Agriculture	69	-	8	-	61	-
Fishing	288	295	44	43	244	252
Pearls	-	-	-	-	-	-
Consumer	10,756	10,768	4,243	4,414	6,513	6,355
Business	22,720	21,209	2,023	3,000	20,697	18,209
Housing	45,084	40,614	3,295	3,159	41,789	37,455
Staff	3,683	3,652	481	453	3,202	3,198
Tourism	11,008	10,874	552	191	10,456	10,683
Hire purchase loans	-	-	-	-	-	-
	93,608	87,412	10,646	11,260	82,962	76,152
LESS:						
Provision for doubtful loans	6,549	4,642				
Provision for non-performing interest	-	-				
Deferred income	896	880				
Net Portfolio as at 30 June	86,163	81,890				
Split by:						
Current	8,785	9,842				
Non - current	77,378	72,049				
	86,163	81,891				

All loans have been made at varying interest rates, terms and securities. Loans attract the following interest rates:

Housing 3.8% to 15.4% (2019: 3.8% to 15.49%)
Development (including Business) - 6.4% to 16.5% (2019: 6.4% to 20.5%)
Consumer - 10.25% to 16.5% (2019: 9.5% to 16.5%)

The following significant individual counter-party exposures existed at balance date:

Group *In thousands of New Zealand Dollars*	2020			2019		
Percent of Equity Range	# Counter Parties	Loan Balance	Percentage of Bank's Equity	# Counter Parties	Loan Balance	Percentage of Bank's Equity
5 - 10%	5	6,439	33.74%	6	8,641	44.24%
+10%	2	4,683	24.54%	1	3,370	16.66%

Notes to the financial statements (continued)

Note 12 Banking portfolio investments (continued)

Provision for Losses on Banking Portfolio Investments

Group

In thousands of New Zealand Dollars	**30 June 2020**	30 June 2019
The total charge of provisions was made up as follows:		
PROVISIONS FOR DOUBTFUL LOANS		
Opening balance	4,642	3,155
Opening transfer from Non-performing Interest	-	2,540
Movement in provision as a result of IFRS 9	-	(1,140)
Bad debts written out of provisions	(1,016)	(505)
Allowance for hardship	-	-
Provisions for doubtful loans	2,923	592
Balance at end	6,549	4,642
Net increase/(decrease) in provision for doubtful loans	1,907	87
PROVISIONS FOR NON-PERFORMING INTEREST		
Opening balance	-	2,540
Movement in provision as a result of IFRS 9	-	(2,540)
Write off of non-performing loan interest	-	-
Write back of non-performing loan interest	-	-
Interest accrued on non-performing loans	-	-
Balance at end	-	-

Note 13 Inventories

	Group		**Parent**	
In thousands of New Zealand Dollars	**30 June 2020**	30 June 2019	**30 June 2020**	30 June 2019
Trading stock	5,147	4,583	1	1
Spare parts	36	50	-	-
Fuels	1,537	973	-	-
Other	497	292	-	-
Total inventories	7,217	5,898	1	1

Notes to the financial statements (continued)

Note 14 **Property, plant and equipment**
In thousands of New Zealand Dollars

GROUP

In thousands of New Zealand Dollars	Airport freehold land	Leased land	Buildings	Leasehold improve-ments	Motor Vehicles	Furniture and equipment	Office equipment	Plant & equipment	Capital WIP	Power network	Airport facilities	Port facilities	TOTAL
Cost													
At 1 July 2018	10,985	3,035	87,330	830	6,374	991	3,712	36,921	5,572	22,214	52,471	34,292	264,727
Additions	-	-	10,769	947	518	52	374	2,318	4,239	570	73	91	19,951
Disposals	-	-	-	-	(142)	-	(10)	(945)	-	-	-	-	(1,097)
Transfers/adjustments	-	-	172	-	469	-	(222)	2,140	(2,841)	-	512	-	230
At 30 June 2019	10,985	3,035	98,271	1,777	7,219	1,043	3,854	40,434	6,970	22,784	53,056	34,383	**283,811**
Additions	-	-	404	70	387	107	388	1,672	18,990	3,576	-	64	25,658
Valuation	-	-	936	-	-	-	-	-	-	-	-	-	936
Disposals	-	-	-	-	(89)	(2)	-	(587)	-	-	-	-	(678)
Transfers/adjustments	-	-	949	-	(259)	(211)	(809)	(2,694)	167	3,138	72	(2)	351
At 30 June 2020	10,985	3,035	100,560	1,847	7,258	937	3,433	38,825	26,127	29,498	53,128	34,445	310,078

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Notes to the financial statements (continued)

Note 14 **Property, plant and equipment (continued)**

In thousands of New Zealand Dollars

	Airport freehold land	Leased land	Buildings	Leasehold improve-ments	Motor Vehicles	Furniture and equipment	Office equipment	Plant & equipment	Capital WIP	Power network	Airport facilities	Port facilities	TOTAL
Depreciation and impairment													
At 1 July 2018	-	157	29,220	85	4,649	774	2,919	19,512	-	12,733	11,101	5,122	86,272
Disposals	-	-	-	-	(141)	-	(9)	(423)	-	-	-	-	(573)
Transfers	-	-	-	-	-	-	(477)	-	-	26	-	-	(451)
Depreciation	-	94	2,457	3	528	20	423	3,029	-	725	1,317	908	9,504
At 30 June 2019	-	251	31,677	88	5,036	794	2,856	22,118	-	13,484	12,418	6,030	94,752
Disposals	-	-	-	-	(88)	(2)	-	(1)	-	-	-	-	(91)
Impairment	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers	-	(312)	429	304	(232)	(111)	(313)	(3,224)	-	3,002	4	-	(453)
Depreciation	-	61	2,459	2	613	51	331	2,576	-	969	1,284	904	9,250
At 30 June 2020	-	-	34,565	394	5,329	732	2,874	21,469	-	17,455	13,706	6,934	103,458

	Airport freehold land	Leased land	Buildings	Leasehold improve-ments	Motor Vehicles	Furniture and equipment	Office equipment	Plant & equipment	Capital WIP	Power network	Airport facilities	Port facilities	TOTAL
In thousands of New Zealand Dollars													
Net Book Values													
At 1 July 2018	10,985	2,878	58,110	745	1,725	217	793	17,409	5,572	9,481	41,370	29,170	178,455
At 30 June 2019	10,985	2,784	66,594	1,689	2,183	249	998	18,316	6,970	9,300	40,638	28,353	189,059
At 30 June 2020	10,985	3,035	65,995	1,453	1,929	205	559	17,356	26,127	12,043	39,422	27,511	206,620

Notes to the financial statements (continued)

Note 14 Property, plant and equipment (continued)

In thousands of New Zealand Dollars

PARENT

	Furniture and equipment	Motor vehicles	TOTAL
Cost			
At 1 July 2018	274	196	470
Additions	32	25	57
Disposals	-	-	-
Transfers/adjustments	-	-	-
At 30 June 2019	306	221	527
Additions	**59**	**-**	**59**
Disposals	**-**	**-**	**-**
Transfers/adjustments	**-**	**-**	**-**
At 30 June 2020	**365**	**221**	**586**
Depreciation and impairment			
At 1 July 2018	(228)	(133)	(361)
Disposals	-	-	-
Depreciation	(26)	(20)	(46)
Impairment	-	-	-
Transfers/adjustments	-	-	-
At 30 June 2019	(254)	(153)	(407)
Disposals	-	-	-
Depreciation	**(28)**	**(16)**	**(44)**
Impairment	**-**	**-**	**-**
Transfers/adjustments	**-**	**-**	**-**
At 30 June 2020	**(282)**	**(169)**	**(451)**
Net Book Values			
At 1 July 2018	**46**	**63**	**109**
At 30 June 2019	**52**	**68**	**120**
At 30 June 2020	**83**	**52**	**135**

Notes to the financial statements (continued)

Note 14 Property, plant and equipment (continued)

Determination of Cost:

Buildings are measured at cost. Cost is based on historical costs or deemed cost based on previous valuations as detailed below:

- Rental houses were valued at $1.8 million (2019: $1.8million) by John McElhinney of Rarotonga, a registered valuer, in May 1999. The valuation includes buildings only and no attempt has been made to place a valuation on the land. This May 1999 valuation is the deemed cost applied for these rental houses.
- The Rarotonga Hospital Administration Block is measured at cost less accumulated depreciation.
- The Court House, Police Headquarters and Multi Sports Complex are recorded at the value nominated by the Ministry of Finance and Economic Management for the Cook Islands being the cost of construction.
- All other Cook Islands Government Property Corporation buildings are stated at deemed cost being valuations performed by members and initially recorded in the 1996/97 statutory accounts for the Government of the Cook Islands less accumulated depreciation.
- The Mulgrave Street property in Wellington owned by Cook Islands Property Corporation (NZ) Limited was valued by Darroch Limited in August 2010, for insurance purposes providing depreciated replacement cost of $602,000. An earlier valuation by DTZ New Zealand in October 2008 placed a market value of $1,500,000 for land and buildings in Mulgrave Street. This property is held at cost in the financial statements.
- The building owned by Bank of the Cook Islands Limited is valued at cost less accumulated depreciation. This building was valued at $1,900,000 by Jones Lang LaSelle Hotels Limited in May 2014. The remaining term of the BCI House lease is 7 years.

Leased Land
Cook Islands Government Property Corporation leased land is stated at deemed cost being the initial value recorded in the 1996/97 statutory accounts for the Government of the Cook Islands less depreciation where applicable.

Restrictions on Disposals
Fixed assets held by Cook Islands Government Property Corporation and its subsidiaries cannot be disposed of without prior consent of Cabinet.

Ownership and completeness of assets
These assets disclosed in these financial statements may not be a complete presentation of all assets falling under the ownership and /or control of the Corporation and Group. The assets presented are included on the basis of the current understanding of the Members at the time the financial statements were prepared.

Transfer of assets from Ministries
These assets are recorded at the value nominated by the Ministry of Finance and Economic Management for the Cook Islands or relevant Ministry based on the cost of construction and are recognised directly in equity as a contribution from owner.

Members' valuation of selected fixed assets
Except as disclosed elsewhere in this note, fixed assets have been included in the Statement of Financial Position based on valuations performed by the Members. As in prior years, historical fixed assets have been recorded in the financial statements at nil value. This is due to difficulties experienced in obtaining information relating to these assets, due to loss of historical accounting records.

This treatment is a departure from IPSAS 17 Property, plant and equipment which notes an appraisal of an asset is normally undertaken by a member of the valuation profession, who holds a recognised and relevant professional qualification. The audit report of these financial statements is qualified in this regard.

Asset valuation reserve
On 1 October 2020 a valuation was performed by Alexander Napa Consultancy over Te Mana Uira o Araura Limited's buildings and transformer shelter assets. The total valuation was $1,702,000. The values have been applied at 30 June 2020. As a result of the valuation, a revaluation reserve of $936,000 has been recognised pertaining to an uplift in existing asset values, as well as an equity injection of $430,000 to record building and shelter assets not previously recognised by the Company.

Notes to the financial statements (continued)

Note 15 Intangible Assets

GROUP
In thousands of New Zealand Dollars

	Carrying Amount
Cost	
At 1 July 2018	5,499
Additions	102
Transfer	226
At 30 June 2019	5,827
Additions	401
Transfer	-
At 30 June 2020	6,228
Amortisation and impairment	
At 1 July 2018	3,004
Transfer	94
Amortisation for the year	537
At 30 June 2019	3,635
Transfer	0
Amortisation for the year	347
At 30 June 2020	3,982
Net book values	
At 1 July 2018	2,495
At 30 June 2019	2,192
At 30 June 2020	2,246

Intangible assets include costs incurred in acquiring and building software and computer systems (software). Software is amortised using the straight line method over its expected useful life.

Note 16 Investment property

Group *In thousands of New Zealand Dollars*	**30 June 2020**	30 June 2019
Opening balance 1 July	**6,284**	5,300
Additions / (Disposals)	**32**	252
Transfer	**-**	964
Depreciation	**(246)**	(232)
Closing balance at 30 June	**6,070**	6,284

Investment property includes buildings and premises owned by the Airport Authority, Ports Authority, and Cook Islands Property Corporation (NZ) Limited. Investment property is carried at cost.

Notes to the financial statements (continued)

Note 17 Trade and other payables

In thousands of New Zealand Dollars	**Group 30 June 2020**	30 June 2019	**Parent 30 June 2020**	30 June 2019
Trade and other payables from exchange transactions				
Trade creditors	**1,127**	1,897	**95**	265
Interest accrual	**828**	745	**-**	-
Provisions	**4**	2	**-**	-
Other payables and accruals	**2,490**	3,074	**239**	324
Total trade and other payables from exchange transactions	**4,449**	5,718	**334**	589

Trade creditors and other accruals are non-interest bearing and are normally settled on 30-day terms.

Trade and other payables from non- exchange transactions				
Value added tax	**81**	169	**-**	-
Total trade and other payables from non-exchange transactions	**81**	169	**-**	-
Total trade and other payables	**4,530**	**5,887**	**334**	**589**

Provisions

In thousands of New Zealand Dollars	**Group 30 June 2020**	30 June 2019	**Parent 30 June 2020**	30 June 2019
Opening land lease provision	**2**	19	**-**	-
Additional provision made in the period	**(221)**	222	**-**	-
Provision utlised in the period	**223**	(239)	**-**	-
Closing land lease provision	**4**	2	**-**	-
Opening other provision	**-**	-	**-**	-
Additional provision made in the period	**-**	-	**-**	-
Closing other provision	**-**	-	**-**	-
Total Provision	**4**	2	**-**	-

Included in Provisions is land lease provision related to outstanding rent reviews and lease payments to landowners that are expected to be settled within the next 12 months. The Group has estimated the provision based on the current status of negotiations with landowners and other available information.

Notes to the financial statements (continued)

Note 18 Taxes

In thousands of New Zealand Dollars	**Group**		**Parent**	
	2020	2019	**2020**	2019
Income tax receivable				
Income tax receivable (payable) c/f 1 July	**1,305**	1,172	**770**	718
Reclassified from / (to) tax payable	**(32)**	-	**-**	-
Reclassified from future income tax benefit	**-**	-	**-**	
Income tax on current year surplus	**(976)**	(1,411)	**(78)**	(213)
Income tax paid	**970**	1,277	**-**	265
Income tax benefit on dividends paid	**-**	268	**-**	-
Income tax receivable 30 June	**1,267**	1,305	**692**	770
Deferred tax asset				
Deferred tax asset c/f 1 July	**914**	1,119	**5**	2
Reclassified from deferred tax liability	**(100)**	-	**-**	-
Impact of NZ IPSAS 41 Opening Adjustment	**-**	(228)	**-**	-
Deferred tax on current year surplus	**528**	23	**-**	3
Deferred tax asset 30 June	**1,342**	914	**5**	5
Income tax payable				
Income tax payable c/f 1 July	**66**	192	**-**	-
Reclassified to tax receivable	**(32)**	-	**-**	-
Income tax on current year surplus	**264**	1,815	**-**	-
Income tax paid	**(68)**	(1,941)	**-**	-
Tax benefit on dividends paid	**-**	-	**-**	-
Tax penalties	**-**	-	**-**	-
Income tax payable 30 June	**230**	66	**-**	-
Deferred tax liability				
Deferred tax liability c/f 1 July	**555**	764	**-**	-
Deferred tax on current year surplus	**(92)**	(209)	**-**	-
Reclassified to deferred tax asset	**(100)**	-	**-**	-
Deferred tax liability 30 June	**363**	555	**-**	-
Tax Losses				
Opening tax losses	**447**	186	**-**	-
Utilisation of tax losses	**-**	-	**-**	-
Addition of tax losses	**1,113**	261	**-**	-
Closing tax losses 30 June	**1,560**	447	**-**	-

Notes to the financial statements (continued)

Note 18 Taxes (continued)

Reconciliation of effective tax rate

In thousands of New Zealand Dollars	Group 2020	Group 2019 Restated	Parent 2020	Parent 2019
Surplus before taxation for the year	**5,613**	14,401	**389**	1,064
(Surplus)/deficit for tax exempt entities	**(46)**	(2,301)	**-**	-
Equity accounted earnings from associate	**(754)**	(71)	**-**	-
Profit excluding tax	**4,813**	12,029	**389**	1,064
Prima facie taxation at 20%	**963**	2,422	**78**	213
Difference for tax at other rates (NZ 30%)	**-**	1	**-**	-
Tax effect of non-assessable income	**(231)**	(107)	**-**	-
Tax effect of non-deductible expenses	**472**	428	**-**	-
Tax effect on prior period adjustments	**-**	-	**-**	-
Tax on dividend distributed to Government by tax exempt entity	**352**	872	**-**	-
Taxable income not recognised in accounts	**(1,155)**	(548)	**-**	-
Application of prior year tax losses	**-**	(8)	**-**	-
Additional tax losses accumulated	**222**		**-**	-
Tax impact on Leases accounting under IFRS 16	**(3)**		**-**	-
Income tax expense	**620**	3,060	**78**	213
Income tax expense is represented by:				
Current	**1,240**	3,289	**78**	213
Deferred	**(620)**	(229)	**-**	-
	620	3,060	**78**	213

Income tax losses carried forward:

Individual entities within the group have combined carried forward tax losses of $1,559,926 (2019: $446,769). These tax losses are unable to be offset and can only be used by the individual companies. These losses have not been recognised in the Statement of Financial Position.

These tax losses have no expiry date provided there is 40% continuity in ownership and the taxation laws in relation to these do not change.

Within the group, Cook Islands Government Property Corporation is exempt from taxation under the Income Tax Act 1997.

Notes to the financial statements (continued)

Note 19 Investment in shares

The reconciliation of non-current investments is as follows:

In thousands of New Zealand Dollars	Group		Parent	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial instruments at cost				
Investment in Shares				
Opening balance at 1 July 2018	128	128	-	-
Additional investments made	-	-	-	-
Investments sold	-	-	-	-
At 30 June 2019	128	128	-	-
Additional investments made	-	-	-	-
Investments sold	-	-	-	-
At 30 June 2020	128	128	-	-

There have been no changes to investments in shares during the 2020 period.

Shares held at year end relate to the Group's investment in Asian Development Bank (ADB). The shares are held within the Group by Cook Islands Government Property Corporation.

Note 20 (a) Investment in Associates

These financial statements include the financial statements of the Group and the controlled entities listed in the following table:

Associate entities are those in which the Corporation has a substantial shareholding and in whose commercial and financial policy decisions it participates but does not have any controlling interest.

Telecom Cook Islands Limited is incorporated in the Cook Islands and provides telecommunication services to the Cook Islands. The Group's interest in Telecom Cook Islands Limited is held by Cook Islands Telecommunication Holdings Limited. During 2020 Telecom Cook Islands Limited changed its balance date from 31 December to 31 March.

CIIC Seabed Resources Limited was established during the 2018 period. The principal activity of CIIC Seabed Resources Limited is the exploration, classification, exploitation, marketing and selling of polymetallic nodules within the Cook Islands Exclusive Economic Zone and the Cook Islands assigned area within the Clarion Clipperton Zone. The Company is 50% owned by the Cook Islands Investment Corporation and 50% by GSR-CI Limited. The ultimate Parent Company of GSR-CI Limited is Global Sea Mineral Resources NV, a Company incorporated and registered in Belgium.

	Ownership	Total Assets	Total Liabilities	Total Income	Total Profit/(loss)
2019					
Telecom Cook Islands Limited (12 months to 31/12/18)	40%	41,539	11,706	30,500	15,103
CIIC Seabed Resources Limited (12 months to 30/6/19) (unaudited)	50%	3,788	4,148	-	(211)
2020					
Telecom Cook Islands Limited (15 months to 31/03/20)	40%	36,887	7,858	39,157	8,396
CIIC Seabed Resources Limited (12 months to 30/6/20) (unaudited)	50%	3,822	4,660	148	(478)

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Notes to the financial statements (continued)

Note 20 (a) Investment in Associates (continued)

Investment in associates - Group

In thousands of New Zealand Dollars	2020 Telecom Cook Islands Limited	2020 CIIC Seabed Resources Limited	2020 Total	2019 Telecom Cook Islands Limited	2019 CIIC Seabed Resources Limited	2019 Total
Equity accounted investee						
Opening balance at 1 July	11,054	-	11,054	10,983	-	10,983
Investment at cost	-	-	-	-	-	-
Share of profit/(loss)	2,954	-	2,954	5,071	-	5,071
Dividend received	(2,200)	-	(2,200)	(5,000)	-	(5,000)
Balance at 30 June	11,808	-	11,808	11,054	-	11,054

Note 20 (b) Investment in Subsidiaries

Te Mana Uira o Araura Limited (TMU) (formerly Aitutaki Power Supply Limited) is a company registered in the Cook Islands. TMU was incorporated on 30 June 2017.

The share capital of the Company is $1,000 divided into 1,000 ordinary shares of $1 each.
The Company's shareholders are:
- Cook Islands Government Property Corporation – 999 shares
- Cook Islands Investment Corporation – 1 share

To Tatou Vai Limited (TTV) is a company registered in the Cook Islands. TTV was incorporated on the 25th of August 2017.

The share capital of the Company is $100,000 divided into 100,000 ordinary shares of $1 each.
The Company's shareholders are:
- Cook Islands Government Property Corporation – 50,000 shares
- Cook Islands Investment Corporation – 50,000 shares

Avaroa Cables Limited (ACL) is a company registered in the Cook Islands. ACL was incorporated on the 24th of March 2017.

The share capital of the Company is $1,000 divided into 1,000 ordinary shares of $1 each.
The Company's shareholders are:
- Cook Islands Government Property Corporation – 500 shares
- Cook Islands Investment Corporation – 500 share

It has been determined that Cook Islands Investment Corporation, the Parent, has control over these entities – TMU, TTV, and ACL and as such have been consolidated directly into these Group financial statements.

Investment in Subsidiaries	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Te Mana Uira o Araura Limited	-	-	1	1
To Tatou Vai Limited	-	-	1	1
Avaroa Cables Limited	-	-	100	100
Total Investment in Subsidiaries	-	-	102	102

Note 21 Banking customer deposits - Group

In thousands of New Zealand Dollars	2020 Total	2020 Due within one year	2020 Over one year	2019 Total	2019 Due within one year	2019 Over one year
Call deposits	60,051	60,051	-	48,586	48,586	-
Client term deposits	39,935	38,781	1,154	41,397	37,348	4,049
TOTAL	99,986	98,832	1,154	89,983	85,934	4,049

Included in customer deposits are deposits from Cook Islands Government, Cook Islands Government Departments and other entities ultimately owned by the Cook Islands Government totalling $30,975,000 (2019: $34,328,000).
The Parent does not have banking customer deposits.

Notes to the financial statements (continued)

Note 22 Borrowings

In thousands of New Zealand Dollars

	Group		Parent	
	30 June 2020	30 June 2019	**30 June 2020**	30 June 2019
Current portion	**12,772**	809	**-**	-
Non current portion	**18,003**	18,694	**-**	-
Total borrowings	**30,775**	19,503	**-**	-

Ports Authority Borrowings

The Asian Development Bank (ADB) approved two loans (L2472-COO and L2473-COO) on 20 November 2008 for the funding of the Avatiu Port Development Project. The ADB signed the loan agreements for these two loans with the Government of the Cook Islands on 5 May 2009 and the Government on-lent to the Ports Authority by way of a subsidiary loan agreement signed on 31 July 2009. ADB further approved and signed a supplementary loan (L2739-COO) to loans L2472-COO and L2473-COO on 24 March 2011 and 30 December 2011 respectively with the Government of the Cook Islands as part of the funding of the Avatiu Port Development Project. The Government on provides the funds to Ports Authority by effect of the subsidiary loan agreement signed on 31 July 2009. The borrowings were drawn down through the Cook Islands Government. The Authority received concessionary interest rates for the three loans which were the same rates as in the subsidiary loan agreements between Government and the Authority.

ADB L2472

This loan is for a period of 20 years plus a 5 year grace period with repayments commencing on 15 May 2014. This concessionary loan was fully drawn by May 2013. The full draw down was USD$8,419,792.

ADBL2473

The loan is fixed for a period of 24 years plus an 8 year grace period with equal repayments commencing on 15 May 2017. This concessionary loan was fully drawn by February 2014. The full draw down was SDR4,519,038. The nominal interest rate for Loan 2473 is 1% per annum for the 8 year grace period and 1.5% thereafter.

The Authority is responsible for any changes in the amounts payable arising due to exchange rate fluctuations. Accordingly, all exchange rate risks are carried by the Authority. The borrowings are recorded in NZD at the exchange rate at the date of the drawdown and are restated using the closing rate at balance date. Any changes in exchange rate fluctuations are recorded in the Statement of Comprehensive Revenue and Expenses.

ADB L2739

Loan 2739 is supplementary to L2473 and L2472 for USD $4.7 million and is fixed for a period of 20 years plus a 5 year interest grace period with repayments commencing on 15 May 2016. The full draw down was US$4,428,273 by May 2013 and a further NZ$32,425 was drawn on January 2014 after the loan was converted to NZD currency.

Loan 2472 and Loan 2739 was converted to NZD on 15 May 2013 with a fixed interest rate of 5.77% and an average floating interest rate of 2.00% (2019: 2.64%) for the respective loans.

Ports Authority Borrowings

In thousands of New Zealand Dollars

	L2472	L2473	L2739	**Total**
As at 1 July 2019	8,869	5,752	4,881	**19,502**
Interest accrued during the year	498	95	111	**704**
Repayments	(401)	(241)	(120)	**(762)**
ADB Loan Grant	(409)	(266)	(114)	**(789)**
Movement in foreign exchange	0	215	0	**215**
As at 30 June 2020	8,557	5,555	4,758	**18,870**
Current Liability	322	405	140	**867**
Non-current Liability	8,247	5,171	4,585	**18,003**

During the year and as a result of the adverse impact of the Global pandemic from COVID-19, the Government of the Cook Islands offered a concession in loan repayments by agreeing to make principal and interest repayments on behalf of Ports Authority over the next two years. Repayments by the Authourity will recommence on 31 May 2022.

The loan repayment concession provided by the Government resulted in the recognition of an equity injection of $789,378 with corresponding reduction in loan liability to recognize Government repayment from its loan reserve funds.

Notes to the financial statements (continued)

Note 22 Borrowings

Avaroa Cable Limited Borrowings

The Government of the Cook Islands has entered into a loan agreement with the Asian Development Bank for USD $15 million for the purpose of Cook Island's share of the Manatua Cable System including construction of the cable and additional spurs to Rarotonga and Aitutaki, construction of landing stations and project management support. In line with the ADB loan agreement, the Cook Islands Government has entered into a subsidiary loan agreement with Avaroa Cable Limited (ACL) to relend these funds to complete the project. The total loan amount drawn down at balance date is USD 7,652,608
Interest and commitment charges accrued as at balance date is USD 27,768
The terms of this loan agreement include interest and other charges payable semi-annually on 1 April and 1 October each year at a rate of 0.60% less a credit of 0.10%. A commitment charge on the full amount of the loan less amounts withdrawn from time is charged at 0.15% per annum. Principle repayments commence from 1 April 2023 with biannual payments of 2.5% of the loan balance for a period of 10 years until 1 October 2042.

Avaroa Cable Limited Borrowings
In thousands of New Zealand Dollars

	30 June 2020	30 June 2019
Current portion	11,905	-
Non current portion	-	-
Total borrowings	11,905	-

Avaroa Cable Limited - Loan Covenant Breaches

- Marine Protection Legislation

During the financial year the Cook Islands Government were in breach of a loan covenant under their lending arrangements with the Asian Development Bank. The covenant requires that within 12 months of the effective date of lending, an enactment of an executive order is submitted to Cook Islands' Parliament of draft legislation to ensure adequate protection of the Manatua Cable system in Cook Islands' waters. This was outstanding at balance date. The carrying amount of the lending at balance date is $11,905,000.
This breach of covenant in the Cook Islands Government's loan agreement with the Asia Development Bank has consequential impacts to the subsidiary agreement with the ACL. Therefore due to this breach of covenant in the loan arrangements, the Group has recognised the loan balance as a current liability in these Group financial statements in accordance with IPSAS 1 Presentation of Financial Statements. The resulting impact has placed the Group into a Net Current Liability position at balance date. To mitigate the impact of the Asian Development Bank acting on this breach and calling up the loan proceeds at year end, the Cook Islands Government have provided a waiver subsequent to balance date. This waiver confirms the loan proceeds under the subsidiary agreement will not be called upon if the Asian Development Bank called up the loan proceeds under its lending arrangements with the Cook Islands Government, and the Cook Islands Government will provide the balance of the undrawn portion of the $15,000,000 USD lent under the subsidiary loan agreement which was yet to be drawn down by ACL at year end, in order for ACL to bring the Cook Islands' portion of the Manatua Cable Project to completion. The Group therefore consider the preparation of financial statements on a going concern basis to be appropriate.

- Delay in reporting of Financial Statements

Subsequent to balance date, ACL was in breach of a loan covenant under its lending arrangements held with the Asian Development Bank. This covenant required ACL's audited financial statements to be presented to the Asian Development Bank no later than 6 months after the end of the reporting period. The Cook Islands Government has confirmed they will not suspend, cancel, or call up the lending provided under the subsidiary loan agreement, or in the event the Asian Development Bank decided to suspend the lending provided under their lending arrangements with the Cook Islands Government due to this breach by ACL.

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management

Exposure to currency, interest rate, liquidity and credit risk arises in the normal course of the Group's operations. This note presents information about the Group's exposure to each of the above risks, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these financial statements.

Fair values

Set out below are the carrying amounts by class of the Group's financial instruments

In thousands of New Zealand Dollars

	Carrying amount			
Financial assets	**Group**		**Parent**	
	30 June 2020	30 June 2019 Restated	**30 June 2020**	30 June 2019
Cash and cash equivalents	**23,204**	23,262	**919**	1,432
Term deposits	**47,105**	38,852	**741**	713
Trade and other receivables	**4,450**	7,306	**778**	634
Banking portfolio investments	**86,163**	81,891	**0**	-
Taxation receivable	**1,267**	1,305	**692**	770
Dividends receivable	**-**	-	**-**	-
Related party receivables	**599**	551	**313**	165
	162,788	153,167	**3,443**	3,714

All financial assets held by the group are classified and measure at amortised cost. Due to the nature and term of the financial assets that the Group holds, the fair value and carrying value of financial assets is not materially different.

In thousands of New Zealand Dollars

	Carrying amount			
Financial liabilities	**Group**		**Parent**	
	30 June 2020	30 June 2019 Restated	**30 June 2020**	30 June 2019
Trade and other payables	**5,596**	6,896	**375**	631
Employee entitlements	**1,075**	892	**193**	70
Banking customer deposits	**99,986**	89,983	**-**	-
Income tax payable	**230**	66	**-**	-
Related party payables	**1,184**	758	**1,515**	1,538
Bank loan	**30,775**	19,503	**-**	-
Dividends payable	**-**	-	**-**	-
	138,846	118,098	**2,083**	2,239

Due to the nature and term of the financial liabilities that the group holds, the fair value and carrying value of financial liabilities is not materially different.

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

The fair value of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation. The following methods and assumptions were used to estimate the fair values:

- Cash and short-term deposits, trade receivables, trade payables and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.
- Long-term fixed rate and variable rate receivables/borrowings are evaluated by the Group based on parameters such as interest rates, specific country risk factors and individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken to account for the incurred losses of these receivables and market related interest rates. As at 30 June 2020 and 2019 respectively, the carrying amounts of such receivables, net of allowances are not materially different from their calculated fair values.
- The fair value of other financial liabilities is estimated by discounting future cashflows using rates currently available for debt on similar terms, credit risk and remaining maturities.

Credit risk

Credit risk is the risk of financial loss to the Group if customers or counterparties to financial instruments fail to meet their contractual obligations. The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk as at 30 June was:

	Group		Parent	
In thousands of New Zealand Dollars	**30 June 2020**	30 June 2019	**30 June 2020**	30 June 2019
Cash and cash equivalents	**21,447**	21,979	**919**	1,432
Term deposits	**47,105**	38,852	**741**	713
Trade and other receivables	**4,450**	7,306	**778**	634
Banking portfolio investments	**86,163**	81,891	**-**	-
Taxation receivable	**1,267**	1,224	**692**	770
Dividends receivable	**-**	-	**-**	-
Related party receivables	**599**	551	**313**	165
Maximum exposure to credit risk	**161,031**	151,803	**3,443**	3,714

In the normal course of business, the Group incurs credit risk from trade debtors, cash and cash equivalents and term deposits held with other financial institutions and loans receivable from customers.

The Group establishes an allowance for impairment that represents its estimate of anticipated losses in respect of receivables.

Credit risk for the Group arises principally from the Bank of the Cook Islands Limited's loans to customers.

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Credit risk (continued)

Bank management monitor credit risk through credit policies and security ratio limits. All loans are reviewed annually to ensure that loans are still operating under loan contracted conditions. However, problem loans are reviewed on a shorter timeframe, either 3 months or 6 months, in addition to annual reviews. Anomalies are reported to the Manager Credit who will assign follow up tasks for the credit officers. Loan payment arrears are reviewed monthly to ensure client arrears are addressed. The Bank holds monthly Credit Management Committee meetings to montior accounts, arrears and follow ups. Loans that become a concern are followed up by the Asset Management Unit and reported monthly to the board of Directors. The exposure is monitored on an on-going basis and in monthy reports to Management and the Board of Directors.

(i) Analysis of Credit Quality

Maximum

	Business	Mortgage	Personal	Total	Total
In thousands of New Zealand Dollars		2020			2019
Maximum exposure to credit risk					
Gross carrying amount	41,246	38,945	13,417	93,608	87,412
Loans with renegotiated terms					
Gross carrying amount	36,332	27,719	8,278	72,329	542
	36,332	27,719	8,278	72,329	542
Neither past due nor impaired					
Gross carrying amount	32,805	37,646	13,085	83,536	79,619
	32,805	37,646	13,085	83,536	79,619
Past due but not impaired (days in arrears)					
0 - 30	2,916	217	78	3,211	41
31 - 60	695	154	111	960	-
61-90				-	-
	3,611	371	189	4,171	41
Individually impaired					
Balance as at 1 July	5,509	1,542	160	7,211	-
Additions	1,293	653	110	2,057	-
Amounts written off	(1,002)	-	(13)	(1,015)	-
Transferred out	(970)	(1,266)	(114)	(2,351)	-
Balance as at 30 June	4,830	929	143	5,902	-

Credit risk (continued)

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Credit risk (continued)

(i) Analysis of Credit Quality (continued)

Impaired loans

The Group regards a loan as impaired in the following circumstances.

- There is objective evidence that a loss event has occurred since initial recognition and the loss event has an impact on future estimated cash flows from the asset.
- A retail loan is overdue for 90 days or more.

A loan that has been renegotiated due to a deterioration in the borrower's condition is usually considered to be impaired unless there is evidence that the risk of not receiving contractual cash flows has reduced significantly and there are no other indicators of impairment.

Provision is made for specific loans where recovery is considered doubtful or they have become non-performing. Provision is made in accordance with IPSAS 41 as described in Note 1(g).

Loans that are past due but not impaired

Loans and advances that are past due but not impaired are those for which contractual interest or principal payments are past due but the bank believes that impairment is not appropriate on the basis of the level of security or collateral available and / or the stage of collation of amounts owed to the bank.

Loans with renegotiated terms and the Bank's forbearance policy

Renegotiated loans are impaired assets for which the terms have been changed to grant the counterparty a concession that would not otherwise have been available due to the counterparty's difficulty in complying with the original terms and where the yield on the asset following restructuring is still above the bank's cost of funds.

The bank renegotiates loans to customers in financial difficulties (referred to as 'forbearance activities') to maximise collection opportunities and miniminse the risk of default. Under the bank's forbearance policy, loan forbearance is granted on a selective basis if the debtor is currently in default on its debt or if there is a high risk of default, there is evidence that the debtor made all reasonable efforts to pay under the original contractual terms and the debtor is expected to be able to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants. Both retail and corporate loans are subject to the forbearance policy. The bank's Compliance Committee regularly reviews reports of forbearance activities.

For the purposes of disclosures in these financial statements, 'loans with renegoatiated terms' are defined as loans that have been restructured due to a deterioration in the borrower's financial position for which the bank has made concessions by agreeing to terms and conditions that are more favourable for the borrower than the bank and provided initially and that it would not otherwise consider. A loan continues to be presented as part of loans with renegotiated terms until maturity, ealier repayment or until it is written off.

Irrespective of whether loans with renegotiated terms have been derecognised or not, they remain disclosed as impaired and appropriately provisioned until there is sufficient evidence to demonstrate a significant reduction in the risk of non-payment of future cash flows and there are no other indicators of impairment.

Security

Security is required in respect of most lending. There are various securities which the bank holds. These include but are not limited to mortgages over leases, personal and company guarantees and Instruments by Way of Security.

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Credit risk (continued)

(ii) Impairment Allowance

	30 June 2020					30 June 2019				
	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total
Business										
Balance at beginning of Period - 1 July	117	52	287	3,233	3,689	207	-	242	3,452	3,901
Changes to opening balance due to transfer between stages:						-	-	-	-	-
Collective Provision - New	15	75	4	-	94	27	-	-	-	27
Collective Provision - Stage 1	3	-	-	-	3	(67)	52	83	-	68
Collective Provision - Stage 2	-	616	-	-	616	(14)	-	-	-	(14)
Collective Provision - Stage3	-	-	914	-	914	-	-	(54)	(115)	(169)
Specific Individual Provision - Stage3	-	-	-	275	275	-	-	22	32	54
Charge to statement of comprehensive income in current year	-	-	-	-	-	(36)	-	(6)	316	275
Bad Debts writen-off	-	-	-	(1,002)	(1,002)	-	-	-	(452)	(452)
Balance as at 30 June	135	743	1,205	2,506	4,589	117	52	287	3,233	3,689

	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total
Mortgage										
Balance at beginning of Period - 1 July	145	14	224	420	804	123	2	139	257	521
Changes to opening balance due to transfer between stages:						-	-	-	-	-
Collective Provision - New	30	40	-	-	70	16	-	-	-	16
Collective Provision - Stage 1	7	-	-	-	7	14	12	104	76	207
Collective Provision - Stage 2	-	285	-	-	285	(1)	-	-	-	(1)
Collective Provision - Stage3	-	-	59	-	59	(1)	-	(0)	(3)	(4)
Specific Individual Provision - Stage3	-	-	-	135	135	(1)	-	1	152	153
Charge to statement of comprehensive income in current year	-	-	-	-	-	(5)	-	(20)	(46)	(71)
Bad Debts writen-off	-	-	-	-	-	-	-	-	(16)	(16)
Balance as at 30 June	182	339	283	555	1,360	145	14	224	420	804

	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total
Personal										
Balance at beginning of Period - 1 July	57	-	92	-	149	62	-	71	-	133
Changes to opening balance due to transfer between stages:						-	-	-	-	-
Collective Provision - New	25	9	14	-	48	13	-	1	-	14
Collective Provision - Stage 1	(13)	-	-	-	(13)	(7)	-	46	-	39
Collective Provision - Stage 2	-	31	-	-	31	-	-	-	-	-
Collective Provision - Stage3	-	-	(13)	-	(13)	(1)	-	(3)	-	(4)
Specific Individual Provision - Stage3	-	-	-	409	409	-	-	-	-	-
Charge to statement of comprehensive income in current year	-	-	-	-	-	(5)	-	(3)	12	4
Bad Debts writen-off	-	-	-	(13)	(13)	(5)	-	(20)	(12)	(37)
Balance as at 30 June	69	40	93	396	598	57	-	92	-	149

	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total	Collective Provision Stage1	Collective Provision Stage 2	Collective Provision Stage 3	Specific Individual Provision Stage 3	Total
Total										
Balance at beginning of Period - 1 July	319	66	603	3,653	4,642	392	2	452	3,709	4,554
Changes to opening balance due to transfer between stages:										
Collective Provision - New	70	124	18	-	212	56	-	1	-	57
Collective Provision - Stage 1	(2)	-	-	-	(2)	(60)	64	233	76	313
Collective Provision - Stage 2	-	932	-	-	932	(15)	-	-	-	(15)
Collective Provision - Stage3	-	-	960	-	960	(2)	-	(57)	(118)	(177)
Specific Individual Provision - Stage3	-	-	-	819	819	(1)	-	23	184	206
Charge to statement of comprehensive income in current year	-	-	-	-	-	(46)	-	(29)	283	208
Bad Debts writen-off	-	-	-	(1,014)	(1,014)	(5)	-	(20)	(480)	(505)
Balance as at 30 June	388	1,122	1,581	3,458	6,549	319	66	603	3,653	4,642

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Marked for Identification Purpose

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Credit risk (continued)

(iii) Significant concentrations of credit risk

Concentrations of credit risk exist if a number of counterparties are engaged in similar activities and have similar economic characteristics that would cause their ability to meet contractual obligations to be similarly affected by changes in economic or other conditions.

The Group monitors concentrations of credit risk by location, institution and sector.

		Group		Parent	
In thousands of New Zealand Dollars		**30 June 2020**	30 June 2019	**30 June 2020**	30 June 2019
Concentration by Location					
New Zealand financial institutions		**31,677**	20,656	**-**	-
New Zealand other institutions		**1,683**	1,639	**-**	-
Australia financial institutions		**51**	28	**-**	-
Rarotonga financial institutions		**35,141**	38,508	**1,660**	2,145
Rarotonga - lending		**74,600**	73,593	**-**	-
Outer islands - lending		**11,563**	8,298	**-**	-
Rarotonga - Related parties		**599**	551	**313**	165
Other		**5,717**	8,530	**1,470**	1,404
		161,031	151,803	**3,443**	3,714
Concentration by Counterparty					
	Credit rating				
Australia New Zealand Bank	AA-	**23,159**	23,220	**14**	6
Bank of South Pacific	B+	**28,264**	25,151	**812**	1,398
Kiwi Bank	A	**15,369**	10,702	**-**	-
Westpac Banking Corporation	AA-	**60**	91	**-**	-
Coop Money NZ	B+	**1,683**	1,639	**-**	-
National Australia Bank Group	AA-	**17**	28	**-**	-
Bank of the Cook Islands	N/A	**-**	-	**834**	741
Loans to customers	N/A	**86,163**	81,891	**-**	-
Related parties	N/A	**599**	551	**313**	165
Other	N/A	**5,717**	8,530	**1,470**	1,404
Total		**161,031**	151,803	**3,443**	3,714
Concentration by Sector					
Banks		**66,869**	59,192	**1,660**	2,145
Other institutions		**1,683**	1,639	**-**	-
Housing		**44,888**	41,513	**-**	-
Personal		**9,901**	10,098	**-**	-
Business		**31,374**	30,280	**-**	-
Related parties		**599**	551	**313**	165
Other		**5,717**	8,530	**1,470**	1,404
Total		**161,031**	151,803	**3,443**	3,714

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting financial obligations as and when they fall due. The Group evaluates its liquidity requirements on an on-going basis. In general, the Group generates sufficient cash flows from operating activities to meet its obligations arising from its financial liabilities.

Within the Group, liquidity risk is most prevalent in the banking operations.

The Bank of the Cook Islands Board sets the Bank's strategy for managing liquidity risk and has delegated responsibility for oversight of the liquidity policy to the Assets and Liabilities Committee.

The Finance and Customer Service & Marketing departments review the liquidity position on a daily basis and report any exceptions and liquidity issues to the Managing Director.

The Bank's approach to managing liquidity is to ensure that it will always have sufficient liquidity to meet liabilities as they fall due under both normal and stressed conditions without unacceptable losses or damage to the Bank's reputation. The key elements of the Bank's strategy are as follows:

- daily monitoring of cash levels held for client withdrawals,
- daily monitoring of cash held in other financial institutions on call and on term deposit,
- weekly liquidity reporting to management taking into consideration incoming and outgoing cash flows and estimates commitments for the week,
- monthly discussions in the Assets and Liabilities Committee meeting and at Board level.

The maturity of individual financial assets and liabilities are detailed in the notes throughout these financial statements.

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points (bp) in interest rates at the reporting date would have increased (decreased) the profit or loss by amounts shown below. This analysis assumes that all other variables remain constant. The analysis is performed on the same basis for 2019.

Group	**GROUP**		**PARENT**	
In thousands of New Zealand Dollars	**30 June 2020**	**30 June** 2019	**30 June 2020**	**30 June** 2019
Interest bearing Financial assets	**154,715**	142,722	**1,660**	2,145
Interest bearing Financial liabilities	**130,761**	(109,486)	**-**	-
Net exposure	**285,476**	33,236	**1,660**	2,145
100bp increase effect on profit	**(2,855)**	(332)	**(17)**	(21)
100bp decrease effect on profit	**2,855**	332	**17**	21

Currency risk

Foreign currency risk is the risk that the value of a financial instrument will fluctuate due to movements in exchange rates. The Group does not hold any material foreign currency assets or liabilities and therefore there is minimal currency risk.

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

The following financial instruments are sensitive to changes in interest rates: loans, term deposits, cash and cash equivalents, and customer deposits. Loans to customers and Customer deposits are at floating interest rates which are reviewed on a quarterly basis to ensure they are kept in line with market interest rate movements. An immaterial portion of loans have a fixed interest rate for the term of the loan. The cash on hand and short term cash deposits earn interest at normal floating commercial rates.

Interest Rate Repricing Schedule

Group

In thousands of New Zealand Dollars

	Weighted average Interest rate	Carrying Amount	0 to 12 months	1 - 5 years	> 5 years	Non sensitive
Balance as at 30 June 2020						
Financial Assets						
Cash on hand	N/A	1,757	-	-	-	1,757
Cash at bank	67.00%	21,447	21,447	-	-	-
Term deposits	1.78%	47,105	41,381	5,724	-	-
Trade and sundry receivables	N/A	4,450	-	-	-	4,450
Related party receivables	N/A	599	-	-	-	599
Taxation receivable	N/A	1,267	-	-	-	1,267
Banking portfolio investments	9.35%	86,163	86,163	-	-	-
Total Financial Assets		**162,788**	**148,991**	**5,724**	**-**	**8,073**
Financial Liabilities						
Trade and other payables	N/A	5,596	-	-	-	5,596
Employee entitlements	N/A	1,075	-	-	-	1,075
Banking customer deposits	2.25%	99,986	98,832	1,154	-	-
Income tax payable	N/A	230	-	-	-	230
Related party payables	N/A	1,184	-	-	-	1,184
Bank loan	3.83%	30,775	25,604	-	5,171	-
Dividends payable	N/A	-	-	-	-	-
Total Financial Liabilities		**138,846**	**124,436**	**1,154**	**5,171**	**8,085**
Interest Rate Gap		**23,942**	**24,555**	**4,570**	**(5,171)**	**(12)**

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Interest Rate Repricing Schedule (continued)

Group

In thousands of New Zealand Dollars

	Weighted average interest rate	Carrying Amount	0 to 12 months	1 - 5 years	> 5 years	Non sensitive
Balance as at 30 June 2019						
Financial Assets						
Cash on hand	N/A	2,321	-	-	-	2,321
Cash at bank	0.62%	20,941	20,941	-	-	-
Term Deposits	2.96%	38,852	29,186	9,666	-	-
Trade and other sundry receivab	N/A	7,306	-	-	-	7,306
Related party receivables	N/A	551	-	-	-	551
Taxation receivable	N/A	1,305	-	-	-	1,305
Banking portfolio investments	9.53%	81,891	81,891	-	-	-
Total Financial Assets		153,167	132,018	9,666	-	11,483
Financial Liabilities						
Trade and other payables	N/A	6,896	-	-	-	6,896
Employee entitlements	N/A	892	-	-	-	892
Banking customer deposits	4.20%	89,983	85,934	4,049	-	-
Income tax payable	N/A	66	-	-	-	66
Related party payables	N/A	758	-	-	-	758
Bank loan	3.64%	19,503	-234	-	19,737	-
Dividends payable	N/A	-	-	-	-	-
Total Financial Liabilities		118,098	85,700	4,049	19,737	8,612
Interest Rate Gap		35,069	46,318	5,617	(19,737)	2,871

Parent

In thousands of New Zealand Dollars

	Weighted average interest rate	Carrying Amount	0 to 12 months	1 - 5 years	> 5 years	Non sensitive
Balance as at 30 June 2020						
Financial Assets						
Cash and cash equivalents	1.25%	919	919	-	-	-
Term deposits	3.70%	741	741	-	-	-
Trade and sundry receivables	N/A	778	-	-	-	778
Taxation receivable	N/A	692	-	-	-	692
Dividends receivable	N/A	-	-	-	-	-
Related party receivables	N/A	313	-	-	-	313
Total Financial Assets		3,443	1,660	-	-	1,783
Financial Liabilities						
Trade and other payables	N/A	375	-	-	-	375
Employee entitlements	N/A	193	-	-	-	193
Related party payables	N/A	1,515	-	-	-	1,515
Dividends payable	N/A	-	-	-	-	-
Total Financial Liabilities		2,083	-	-	-	2,083
Interest Rate Gap		1,360	1,660	-	-	(300)

Notes to the financial statements (continued)

Note 23 Financial Instruments - financial risk management (continued)

Interest Rate Repricing Schedule (continued)

Parent

In thousands of New Zealand Dollars

	Weighted average interest rate	Carrying Amount	0 to 12 months	1 - 5 years	> 5 years	Non sensitive
Balance as at 30 June 2019						
Financial Assets						
Cash and cash equivalents	1.25%	1,432	1,432	-	-	-
Term Deposits	4.15%	713	713	-	-	-
Trade and other sundry receivab	N/A	634	-	-	-	634
Taxation receivable	N/A	770	-	-	-	770
Dividends receivable	N/A	-	-	-	-	-
Related party receivables	N/A	165	-	-	-	165
Total Financial Assets		3,714	2,145	-	-	1,569
Financial Liabilities						
Trade and other payables	N/A	631	-	-	-	631
Employee entitlements	N/A	70	-	-	-	70
Related party payables	N/A	1,538	-	-	-	1,538
Dividends payable	N/A	-	-	-	-	-
Total Financial Liabilities		2,239	-	-	-	2,239
Interest Rate Gap		1,475	2,145	-	-	(670)

Capital management

The primary objective of managing the Group's capital is to ensure that there is sufficient cash available to support the Group's funding requirements, including capital expenditure, to ensure that the Group remains financially sound. The Group's capital includes Capital Contributions and Reserves. Within the Group, Bank of the Cook Islands Limited must meet capital adequacy requirements required by Cook Islands Banking regulations.

Bank of the Cook Islands Limited's policy is to maintain investor, creditor and market confidence and to sustain the future development of the banking business.

The Bank's regulatory capital comprises two tiers:

- Tier One Capital which includes issued and fully paid shares and retained earnings less intangible assets. This must be at least 5% of Risk Weighted Assets.
- Total Capital which includes all other capital must be at least 10% of Risk weighted assets.

At balance date the bank had the following:

	30 June 2020	30 June 2019
% of Risk Weighted Assets		
Tier One Capital	18.02%	19.75%
Total Capital	18.02%	19.75%

The Bank complied with all externally imposed capital requirements.

Notes to the financial statements (continued)

Note 24 Commitments and contingencies

Capital Commitments

The Group has the following capital commitments:

Avaroa Cables Limited

Avaroa Cables Limited has the following capital commitments at balance date:

- Subcom, per the Supply Contract for the the design, manufacture, installation, integration, testing and commissioning of the Manutua Cable System. At 30 June 2020, Avaroa Cable Limited's remaining share of the commitment to Subcom under this contract is USD $5,414,596
- Axiom, per the Consultancy Contract for submarine cable technical implementation manager services. At 30 June 2020, Avaroa Cable Limited's remaining share of the commitment to Axion under this contract is estimated at NZD $33,180.
- The Data Exchange Network Limited, per the Supply Contract for the design, manufacture, installation, integration, testing and commissioning of the Cable Landing Stations. At 30 June 2020, Avaroa Cable Limited's commitment to the Data Exchange Network Limited under this contract is NZD $279,339.

Avaroa Cable Limited entered into a contract with Telecom Cook Islands Limited on 13 August 2019 to complete trench excavation, duct/ conduit installation, manhole creation and reinstatement, including road reinstatement, in Rarotonga and Aitutaki. The contract sum is NZD $903,188.15. At 30 June 2020, Avaroa Cable Limited's remaining share of the commitment to Telecom Cook Island Ltd under this contract is NZD9,364.

Operating lease rentals

The Group as lessee

Future minimum lease payments under non-cancellable operating leases:

	Group		Parent	
In thousands of New Zealand Dollars	**30 June 2020**	**30 June 2019**	**30 June 2020**	**30 June 2019**
Land and Buildings				
Due within one year	**218**	252	**-**	-
Due within two to five years	**1,029**	994	**-**	-
Later than five years	**2,994**	3,049	**-**	-
Total operating lease expense commitments	**4,240**	4,295	**-**	-

Bank of the Cook Islands Limited

The Bank leases land on which BCI House stands under an operating lease. The original deed of lease runs for 60 years from 1 April 1967.

The Bank also leases the Aitutaki branch premises, the lease runs for 15 years from 1 January 2019.

Airport Authority

The Authority leases land that is utilised for Airport operations, accommodating office premises and other tenanted buldings.

Te Aponga Uira

The Authority leases land that is utilised for electricty services, accommodating office premises, solar farms and various sites for transformer shelters.

Cook Islands Government Property Corporation

The Corporation holds long term land leases. Most of these leases are for 20 - 60 year terms and are perpetually renewable.

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Notes to the financial statements (continued)

Note 24 Commitments and contingencies (continued)

Operating lease rentals (continued)

The Group as lessor
Future minimum lease income under non-cancellable operating leases:

In thousands of New Zealand Dollars	Group 30 June 2020	Group 30 June 2019	Parent 30 June 2020	Parent 30 June 2019
Buildings				
Due within one year	69	93	-	-
Due within one to two years	3	2	-	-
Due within two to five years	-	-	-	-
Total	72	95	-	-

The Group lets properties under operating leases. Property rental income earned on operating leases during the year was $700,000 (2019: $762,000).

Other Commitments
The Group through Bank of the Cook Islands has committed to lending a number of loans in the future that have not yet been drawn down. As at 30 June 2020 these undrawn loans total $3,784,000 (2019: $5,026,000).

Contingencies
The Group is currently aware of the contingent liabilities listed below. Various other contingent liabilities may exist having arisen over the earlier period of the Corporation's existence of which the Members of the Corporation are not aware.

Uncalled Capital
Asian Development Bank – the Corporation has a further 88 uncalled shares. The shares have a par value of USD13,500 each.

Grant Funding
The New Zealand Ministry of Foreign Affairs and Trade (NZ MFAT) has provided funding to the Government of the Cook Islands (CIG) under the Grant Funding Agreement (GFA) dated 6 April 2018 to implement the Pacific Connectivity Project – the construction of the Manatua Submarine Cable. Grant funding of $10.1 million was provided for under the GFA dated 6 April 2018. The funding activity is in relation to the Cook Islands participation in the Manatua Cable consortium, and the Cook Islands contribution to the consortium for Cook Islands contribution towards the Manatua Cable as a consortium member. A variation to the GFA was entered into between both parties on 23 November 2018, increasing the grant funding from $10.1 million to $15.0 million. The grant funding is disbursed from NZ MFAT to the Ministry of Finance and Economic Management (MFEM) Development Coordination Division (DCD) and this is then either disbursed to the respective agency incurring the requisite costs or directly to suppliers.

At balance date, the funds received from NZ MFAT and its disbursements is disclosed in the following table.

	Total 2018 - 2020	30 June 2020	30 June 2019	30 June 2018
Opening balance	-	8,907	2,710	-
Funds received by DCD from NZ MFAT under the GFA	15,000	2,000	10,200	2,800
Funds disbursed from DCD to ACL for operating and capital costs	(10,758)	(6,830)	(3,928)	-
Funds disbursed from DCD to other CIG agencies for costs incurred	(188)	(23)	(75)	(90)
Balance of funds received by DCD from NZ MFAT under the GFA	4,054	4,054	8,907	2,710

There were no further contingent assets or liabilities as at balance date.

Notes to the financial statements (continued)

Note 25 Segmental Reporting

The Group operates primarily in the property investment and management sectors. It also operates in the utilities sector, consisting of ports and airport services, power supply and banking.

Industry Segments

In thousands of New Zealand Dollars

	Banking	Communi-cations	Property	Power supply	Airport	Ports	Total
Balance as at 30 June 2020							
Trading Revenue	10,436	-	791	21,927	7,549	3,562	**44,265**
Crown Appropriation	-	213	9,599	-	2,048	77	**11,937**
Other Revenue	516	7,064	1,015	1,300	156	71	**10,122**
Expenses	(12,010)	(839)	(12,079)	(25,670)	(9,579)	(3,491)	**(63,668)**
Other Gains / (Losses)	1	3,138	-	26	7	(215)	**2,957**
Surplus / (Deficit) before tax	**(1,057)**	**9,576**	**(3,068)**	**(1,934)**	**181**	**745**	**5,613**
Total Assets	121,495	34,774	69,224	70,045	72,452	35,296	**403,286**
Total Liabilities	102,598	12,344	5,771	3,004	556	19,539	**143,812**
Capital Expenditure	1,015	18,625	587	5,475	405	487	**26,594**
Balance as at 30 June 2019							
Trading Revenue	8,501	-	919	24,010	10,052	3,758	**47,240**
Crown Appropriation	-	44	5,743	-	2,048	-	**7,835**
Other Revenue	-	4,469	2,072	746	110	143	**7,540**
Expenses	(6,502)	(413)	(11,802)	(20,349)	(10,369)	(3,363)	**(52,798)**
Other Gains / (Losses)	-	5,071	-	(512)	10	(18)	**4,551**
Surplus / (Deficit) before tax	**1,999**	**9,171**	**(3,068)**	**3,895**	**1,851**	**520**	**14,368**
Total Assets	111,164	15,652	66,943	66,708	74,738	35,145	**370,350**
Total Liabilities	84,809	4,579	4,611	3,302	2,571	20,075	**119,948**
Capital Expenditure	716	4,058	12,259	1,170	1,413	335	**19,951**

Note 26 Going Concern

These financial statements have been prepared on the going concern basis. The Corporation is ultimately dependent on the support of the Government by Crown Appropriation. In addition, the liquidity of the Corporation is inherently dependent on the proceeds from the management and disposal of its assets, the value and potential returns of which are uncertain. Despite this, there are no known matters that suggest the support of the Government will be withdrawn or that the proceeds from the asset management and disposal will be insufficient to meet the requirements of the Corporation for the foreseeable future. The Cook Islands Government has provided a letter of support stating that it will maintain ownership and control of the group for the foreseeable future and will provide financial assisstance where necessary for the group to continue its operations.

Notes to the financial statements (continued)

Note 27 Subsequent Events

The Covid-19 outbreak, which has become a global pandemic during the year continues to present strategic, operational and commercial uncertainties for the Group. The situation continues to change rapidly and uncertainties remain around the duration, scale and impact of the Coronavirus/Covid-19 outbreak. The Group continues to take various measures to mitigate the impact of Coronavirus/Covid-19 on its operations including employees and customers. The key impacts on Group entities are described in Note 3 and throuhout the notes to the financial statements where applicable.

On 3 December 2020 the Banana Court Company Limited renewed its premises ground lease for a further 30 years from 1st September 2020 with annual lease payments of 12.5% of tenant rental revenues.

Subsequent to year end, To Tatou Vai Limited entered into a lease with Airport Authority for 2 years from 12th October 2020 for $18,200 per annum plus VAT.

In August 2020 Avaroa Cable Limited entered into a 36 month contract with Telecom Cook Islands Ltd, to provide both, internet connectivity up to the Rarotonga Cable Landing Station (CLS), Lit Fibre and activated capacity for the exclusive use of the customer from the Rarotonga CLS to Aitutaki CLS.

Avaroa Cable Limited is currently in negotiations with another Consortium member regarding its prospective contractual arrangements with a service provider for westward bound IP transit through to Samoa. This matter has been referred to arbitration. The potential legal fees for arbitration if it were to run to completion have been estimated to be up to $400,000. The outcome, timing and expected settlement amounts if any, are unknown at the time of signing these financial statements.

On 1 October 2020, Te Aponga Uira's second phase of discounts (commencing 19th June for a period of three months) was announced to continue until the end of December 2020. Since then, further extensions of the discounts have been announced. As at 8 June 21, the discounts offerred include $30 per month for domestic household connections and 30% discount for commercial customers who are currently registered with MFEM as being eligible to receive support.

On 1 October 2020, Te Aponga Uira board of directors declared a special dividend of $425,000 to be paid to the shareholders (Crown) via Cook Islands Investment Corporation. This amount was paid on the 6th October 2020.

Subsequent to year end, Te Mana Uira o Araura Limited announced the continuation of the third phase of Covid discounts to December 2020. From April 21 to June 21, the discounts offerred include $25 per month for domestic household connections and 60% discount for commercial customers who are currently registered with MFEM as being eligible to receive support.

There have been other subsequent events.

Notes to the financial statements (continued)

Note 27 Subsequent Events

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