

# Center Parcs Investor Presentation 22 November 2022

Results for the 24 weeks to 6<sup>th</sup> October 2022



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# Section 1

## Overview



# Center Parcs Overview

## Highlights

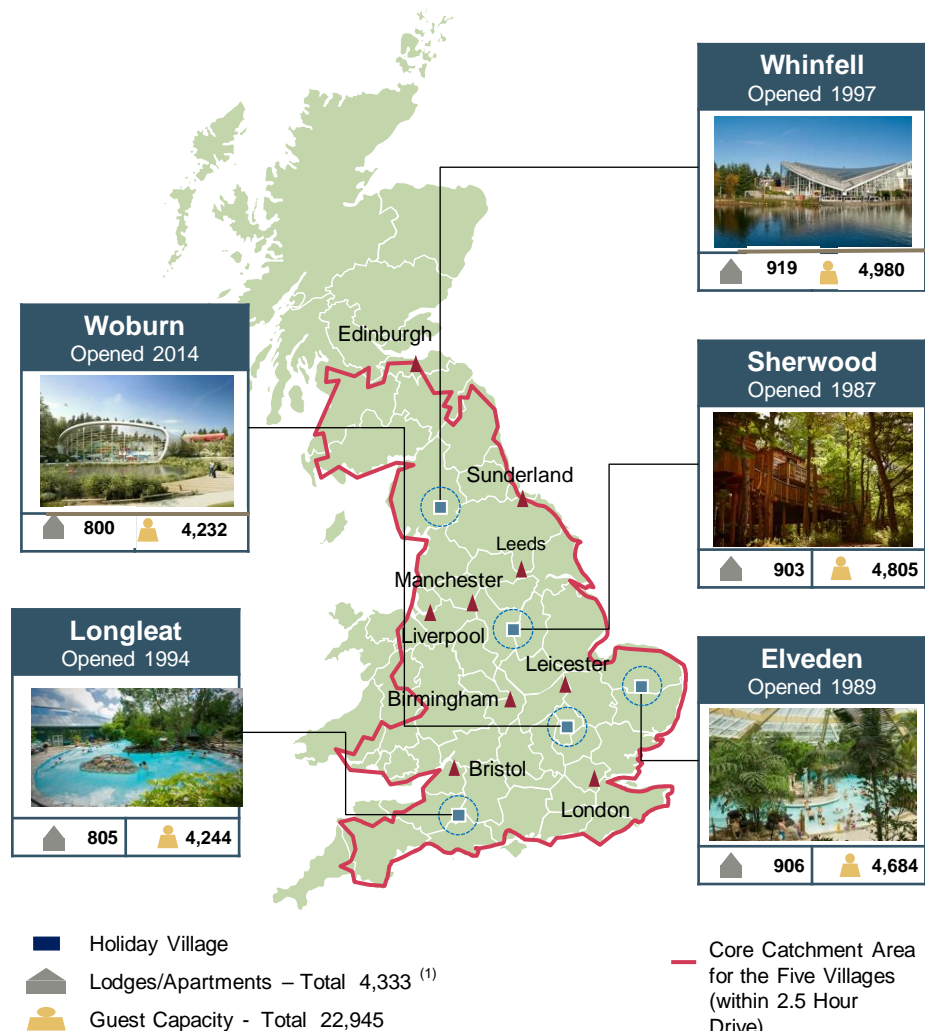
### FY23 Half Year

- Very strong half year result confirming the quality and resilience of the Group
- Revenue and EBITDA of £282.5m and £146.5m, 20.2% and 24.4% ahead of H1 FY20
- Occupancy of 97.6% achieved with unrestricted capacity
- Vacancy levels at pre-Covid levels
- Net ADR of £249.34 slightly lower than FY22 due to lower yielding accommodation units being off sale in the prior year, 23.4% ahead of FY20
- Cash of £84.4m at the end of the half year

### Trading Outlook

- Strong forward bookings for FY23 with 83% of capacity sold at 14 November 2022 compared to 81% in November 2019 for FY20
- Subject to demand continuing for breaks in the final quarter of the financial year, the Group is on track to deliver very strong results for the year
- At 14 November 2022, 13% of capacity is sold for FY24, ahead of the same point in time in 2019 for FY21

## Summary of Lodge and Guest Numbers



<sup>(1)</sup> As at 6 October 2022




# Section 2

## Key Financial Highlights & Capital Investment



# Financial Summary

		H1 FY23	H1 FY22	H1 FY20	FY23 Versus FY22	FY23 Versus FY20
Revenue		£282.5m	£227.5m	£235.1m	+24.2%	+20.2%
EBITDA		£146.5m	£119.4m	£117.8m	+22.7%	+24.4%
Operating Margin		51.9%	52.5%	50.1%	(0.6)%	+1.8%

Occupancy		97.6%	79.4%	98.2%	+18.2%	(0.6)%
ADR		£249.34	£258.22	£202.13	(3.4)%	+23.4%
RevPAL		£243.35	£205.02	£198.43	+18.7%	+22.6%

**High Quality Resilient Performance in H1 FY23**

# Capital Expenditure Update

	Half Year FY22	Half Year FY23
Investment Projects	1.5	8.2
Accommodation Upgrade	5.7	2.2
New builds	-	-
Total Investment Capital	7.2	10.4
Maintenance Capital	8.1	16.0
Total	15.3	26.4

**Capital Expenditure Significantly Ahead of FY22**



# FY23 Capital Investments

## Sherwood Forest – EV Charging Points





# FY23 Capital Investments

## Elveden Forest – Las Iguanas



## Longleat Forest – Pancake House Refurbishment



# FY23 Capital Investments

## Whinfell Forest – Tropical Cyclone ride construction





# FY23 Capital Investments

## Woburn Forest – Venue Refurbishment





# Section 3

## Current Trading & Liquidity Update



## Current Trading

- At 14 November 2022 83% of capacity is sold for FY23 compared to 81% at the same point in time in 2019 for FY20
- 13% of capacity is sold for FY24, ahead of the same point in time in 2019 for FY21
- In line with normal booking trends, the rate of sale of accommodation will slow until January 2023
- Net ADR on bookings to date is ahead compared to the same time in 2019 for FY20. On a like for like basis ADR on bookings to date is also ahead compared to the same point in time in 2021 for FY22
- The first full year where comparatives are not anticipated to be impacted by Covid-19 disruption will be FY24
- Cost inflation and the potential impact on our guests of the rising cost of living continue to be monitored very closely
- Full year outturn for FY23 is currently expected to be ahead of FY22

**FY23 is Well Sold and Demand Has Been Strong**

# Liquidity Position Remains Robust

- Cash generation is strong with balances of £84.4m at 6 October 2022 and £111.6m at 17 November 2022
- Dividend of £120.9m paid in Quarter 2 which broadly completes the repatriation of funds extended to the Group by Brookfield during the Covid-19 village closures
- Covenants have all been met at the last test date (August 2022) and are expected to be met going forward
- Timing of re-financing February 2024 £440m A2 Notes will be considered in due course

**Liquidity Remains Strong**



# Section 4

## Ireland Update



## Ireland Update

- Our Longford Forest holiday village in Ireland, which is outside of the WBS structure, has also operated with unrestricted capacity since the start of the financial year
- The village traded extremely well in H1 with very high occupancy
- Forward bookings are very strong, and ADR is ahead of prior booking periods
- The entity in which the village is held has high cash balances and continues to be self sufficient from a liquidity perspective
- The previously announced plans to seek planning permission for c.200 additional lodges, the expansion of F&B facilities and additional leisure activities progressed well, and the application was submitted in August 2022. A further update will be given in the first quarter of the 2023 calendar year.

**Longford Forest, Ireland is Performing Extremely Well**



# Section 5

## Potential 6<sup>th</sup> UK Village





# Potential Development of Sixth UK Village



- Center Parcs previously announced that it had entered into an option agreement in relation to approximately 553 acres of land in West Sussex
- Center Parcs is continuing with pre-planning works and a further update will be given in due course

**Pre-planning Works Continue in West Sussex**

# Section 6

## Summary



# Summary

- The Group has delivered excellent results in the first half of the financial year
- All villages are operating without restrictions and resource levels are under control but being monitored closely
- Guest feedback continues to be very positive, and forward bookings are strong
- Occupancy is now 83%<sup>(1)</sup> for FY23 which compares to 81% at the same time in November 2019 for FY20 with ADR ahead of prior years
- Occupancy for FY24 is 13%<sup>(1)</sup>, ahead of the same point in time in 2019 for FY21
- Cash balances are high with £111.6m as at 17 November 2022
- The broader macro concerns regarding UK inflation and cost of living increases continue to be monitored closely
- Full year FY23 outturn currently expected to be ahead of FY22
- New CFO, Katrina Jamieson, will start on 12 December 2022

**Center Parcs Continues to be in Great Shape**



# Financial Calendar & Contacts



## Financial Calendar

### **February 2023**

FY23 Quarter 3 results for the 36 weeks to 29 December 2022

### **July / August 2023**

FY23 Full year results for the 52 weeks to 20 April 2023

## Contacts

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