



New Zealand Rural Land Co

The Rural Land Investors

20 May 2026

New Zealand Rural Land Company (NZL.NZX) - Chair Address to ASM

Financial Performance

NZL delivered a solid result in FY25, recording consolidated net profit after tax of \$7.9m and Adjusted Funds From Operations - AFFO - of \$7.9m. This outcome reflects sustainable growth in value and dividends, supported by disciplined risk management.

Capital Management

An independent KPMG review confirmed that NZL's value is driven primarily by a sustainable and reliable cash yield. Scale and liquidity matter, but only where growth is clearly accretive on a per-share basis.

Accordingly, our capital management remains firmly focused on growing AFFO per share, with equity raised only where it enhances returns for shareholders.

Property Transactions

During the year, we acquired a Canterbury dairy property, adding approximately \$290,000 in annual lease income. This was partly funded by the sale of two pastoral farms at prices above book value.

Today, NZL owns just over 17,000 hectares of fully occupied rural land, with long lease terms and a well-diversified tenant and income base.

CPI Adjustments

All our leases include CPI-linked rent reviews. In FY25, this delivered rental growth of around \$740,000, or 3.2%, providing a natural hedge against inflation.

Dividends

We paid a final dividend of 2.75 cents per share in April, representing 100% of second-half AFFO. Under our revised policy, we now intend to pay regular quarterly dividends of between 90 and 100% of AFFO. The next dividend will be paid in June.

The dividend reinvestment programme has been suspended.

Board Review

Earlier this year we engaged Propero to undertake a Board review. As a result, we are evaluating our skills matrix and overall composition. Our objective is to appoint a new director or directors whose expertise and experience align with our governance requirements.

Outlook

The outlook for the agricultural sector remains positive, supported by improving commodity prices and rising land values. Our CPI-linked leases provide ongoing rental growth, while insulating the company from on-farm operating costs.

For FY26, NZL is forecasting AFFO of between \$8.25 million and \$8.75 million, excluding earnings from properties subject to put and call arrangements.

Rob Campbell
Independent Chair