

Q2 FY27 OPERATIONAL UPDATE

For the quarter ended 30 September 2026

Promisia Healthcare Limited (**Promisia**) (NZX: PHL) provides the following operational update for the second quarter of FY27.

Occupancy Update – September 2026

The table below shows monthly-average care occupancy by care home for September 2026, with June 2026 (prior quarter-end) shown for comparison.

Care home	September 2026 (%)	June 2026 (%)	Change
Ranfurly Manor	99%	96%	Increase
Nelson Street	100%	96%	Increase
Aldwins House	97%	98%	Stable
Golden View	95%	99%	Decrease
Ripponburn	79%	86%	Decrease
Promisia Group	96%	96%	Stable

Group-wide care occupancy remained strong through Q2, with monthly-average occupancy holding at 96% for September. This continues to sit above Promisia's minimum 95% occupancy target and follows the significant occupancy gains achieved across the portfolio over the past year.

Performance across the Feilding homes remained exceptionally strong. **Ranfurly Manor** averaged 99% occupancy for September, while **Nelson Street** reached 100%. Both care homes have now operated at consistently high occupancy levels, reflecting strong demand across Promisia's Feilding care offering.

In Christchurch, **Aldwins House** continues to perform well, averaging 97% for September and remaining consistently in the high 90s. The turnaround achieved over the past year is now being sustained, reflecting strong leadership from Facility Manager Debbie McCusker and the continued efforts of the wider Aldwins team.

Occupancy across our Cromwell homes was softer during September, following an extended period of winter illness. **Golden View** averaged 95% and **Ripponburn** 79%. Both homes have since begun to recover post quarter-end, with Golden View currently at 98% and Ripponburn at 83%.

Chatswood joins Promisia

Promisia completed the acquisition of Chatswood Retirement Village in Christchurch on 1 October 2026, immediately following the end of the quarter. As the acquisition completed after the

September quarter-end, Chatswood is not included in the occupancy figures and will be incorporated into Promisia's Group occupancy reporting from the December quarter.

It has been excellent to welcome the Chatswood residents and team into Promisia, and integration into the wider Group is progressing well. Chatswood expands Promisia's portfolio to six communities and further strengthens the Group's presence in Christchurch.

Website Refresh

With Chatswood joining the Group, Promisia has also taken the opportunity to refresh its website to better reflect our growing portfolio and regional cluster strategy. The updated website provides a clearer view of our communities across Feilding, Christchurch and Cromwell, and how they fit within the wider Promisia Group. The refreshed website can be viewed at www.promisia.co.nz.

Promisia Beyond

Promisia Beyond, our new resident travel initiative, was a highlight during the quarter. Residents from Ranfurly Manor, Golden View and Ripponburn travelled together to Northland, including the Hokianga Harbour, creating an opportunity to experience somewhere new while building connections between residents from different Promisia communities.

The trip was a great success and is an example of how Promisia can use the benefits of being a wider Group to create new experiences and opportunities for residents beyond their individual communities.

Golden View Village acquisition

During the quarter, Promisia secured the option to accelerate its acquisition of Golden View Village, potentially bringing forward full ownership from August 2028 to early March 2027.

Strong recent investor interest in Promisia's warrants has increased confidence in the level of exercise proceeds expected ahead of their March 2027 expiry. These proceeds would provide an important source of equity funding for the accelerated acquisition, alongside an appropriate level of debt funding.

Promisia will look to secure the required financing following the release of its half-year results, with a view to exercising the option and completing the acquisition in early March 2027. A further update will be provided once funding arrangements are confirmed.

Outlook

Promisia reaffirms its FY27 guidance for underlying EBITDAF of at least \$8.0 million, based on the existing portfolio and excluding the Chatswood acquisition. Operational performance across the existing portfolio remains in line with expectations, supported by sustained high Group occupancy.

Promisia will release its HY27 interim results in mid-November 2026. The interim report will provide fuller detail on operational and financial performance for the first half and updated FY27 earnings guidance incorporating Chatswood from 1 October 2026.

ENDS

Authority for this announcement:

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About Promisia Healthcare

Promisia is a New Zealand aged care and retirement living provider, creating places where people feel safe, known and truly at home. We are large enough to invest, improve and deliver reliably—yet small enough to stay personal, local and deeply connected to the communities we serve. Our purpose is simple: to build connected communities where people feel cared for, included and valued. We aim to be the provider of choice in each community we operate in, with care homes and retirement villages in well-established, well-serviced towns and metropolitan areas. We are committed to growing sustainably and profitably by doing the basics exceptionally well: delivering quality care to residents, peace of mind to families and whānau, and long-term value for our care homes, villages, communities and shareholders. Promisia is listed on the NZX (NZX: PHL).

<http://www.promisia.co.nz>.