

MARKET RELEASE

ARVIDA GROUP LIMITED 1H FY26 PROFIT RESULTS

Financial metrics

- Total assets \$4.7 billion
- Total equity \$1.6 billion
- Reported net loss after tax \$8.2 million
- Operating EBITDA (1) \$43.7 million

28 November 2025 – Retirement village operator Arvida Group Limited (**Arvida**) today reported its unaudited financial results for the six-month period ended 30 September 2025.

Financial Result

Operating revenue increased 5% on the prior corresponding period to \$131.9 million from the continued growth in deferred management fees and revenue from care fees and village services. Care occupancy was 94% for the half.

Operating EBITDA dropped 1% to \$43.7 million compared to the prior corresponding period. While the volume of resale settlements was 4% higher than 1H FY25, the property market remained subdued.

The reported net loss after tax of \$8.2 million included a \$14.3 million fair value gain on the investment property, which was lower than prior corresponding period fair value gain of \$72.9 million. Arvida elected not to complete independent valuations of its investment property assets for this interim period. The reported fair value gain reflected changes in resident liabilities offset by capital expenditure.

Total assets increased \$60.7 million over the period since year end to \$4.7 billion.

Development Activity

Development activity continued with delivery of 200-220 new units expected by the close of FY26. The completion of the Bethlehem Shores Care & Apartments complex remains on track for delivery and occupation in March 2026.

– Ends –

(1) Operating EBITDA is a non-GAAP (unaudited) financial measure that removes the fair value movement of investment property, other unrealised items, interest, depreciation, deferred tax and one-off items from reported net profit after tax and adds the realised gains associated with resale of occupation right agreements.

For more information, please contact:

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About Arvida:

Arvida is one of New Zealand's largest aged care providers owning and operating 35 retirement villages located nationally. Arvida provides a range of living and lifestyle options from independent living to full rest home, hospital and dementia-level care.

Website: www.arvida.co.nz