



Summerset Group Holdings Limited
Level 27 Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320 | **Fax:** 04 894 7319
Website: www.summerset.co.nz

NZX & ASX RELEASE
4 May 2026

SUMMERSET GROUP HOLDINGS INVESTOR DAY PRESENTATION

Summerset Group Holdings has released its Investor Day presentation to the NZX. The Investor Day was held at its first Australian village, Cranbourne North, on Friday 1 May to enable investors to view Summerset's first main building in Australia, see Cranbourne North's progress, and review progress on the Chirnside Park and Oakleigh South sites.

The Investor Day presentation is attached.

As part of the presentation to investors, Summerset management provided a performance update on what the company is seeing following the conflict in the Middle East beginning at the end of February.

Summerset CEO Scott Scoullar reported that its overall sales contracting levels remain consistent since before the Middle East crisis began.

"The mix between new sales and resales has shifted slightly in favour of new sales, with weekly average new sales up one unit and weekly resales down one unit.

"This shift in part reflects our current mix of stock with new unit deliveries being weighted to Q1 with the opening of our Cranbourne North, Waikanae and Whangarei villages' main buildings. Of our 750-850 build rate guidance (across New Zealand and Australia), we've delivered approximately 420 units this year already.

"Uncontracted resale stock has continued to track down since December 2025 and is now at 2.4% of the portfolio."

The presentation also addressed the cost inflation impacts the company is seeing following the escalation in fuel prices.

"Our construction activity is well-protected through procurement and contracting in place for most of this year's work programme, though we have seen some minor cost escalation across recent tenders for future works," said Mr Scoullar.

"Recent construction tendering has shown price escalations of about 1.3% equating to around \$1.9 million across the tenders. Civils and earthworks are the areas with the most cost inflation at 2.4%.

"We have also seen some operational cost increases which are up about 6%, most notably in food and medical supplies. This equates to an annualised increase of approximately \$1 million, which remains relatively small in the context of our overall cost base.

"At this early stage we're proactively managing our contracts with our suppliers as we see how fuel prices play out."



Summerset's presentation also referenced the levers the company has in place should economic conditions deteriorate and impact the company's sales in the long-term.

"We have a number of options to protect our balance sheet, but currently we're not seeing any significant change. We're staying flexible and well prepared should things evolve."

ENDS

For investor relations enquiries:

Margaret Warrington
Chief Financial Officer
Margaret.Warrington@summerset.co.nz
+64 21 558 262

For media enquiries:

Louise McDonald
Senior Communications & Media Advisor
Louise.McDonald@summerset.co.nz
+64 21 246 3793

ABOUT SUMMERSET

- Summerset is one of the leading operators and developers of retirement villages in New Zealand, with 40 villages completed or in development nationwide
- In addition, Summerset owns seven proposed sites at Belmont (Auckland), Rotorua (Bay of Plenty), Mission Hills (Napier), Masterton (Wairarapa), Otaihanga (Kāpiti Coast), Rolleston (Canterbury), and Mosgiel (Dunedin)
- Summerset also has four villages in development (Cranbourne North, Chirnside Park, Torquay and Oakleigh South) and owns three other proposed sites in Victoria, Australia (Craigieburn, Drysdale and Mernda)
- Summerset provides a range of living options and care services to more than 9,500 residents