

PROMISIA HEALTHCARE VALUATIONS INCREASE 17%

Promisia Healthcare Limited (Promisia) (NZX: PHL) is pleased to advise that, following completion of its annual valuation process, the market value of its care facility and retirement village portfolio has increased materially as at 31 March 2026.

The aggregate market valuation of Promisia's portfolio has increased from \$91.55 million to \$107.20 million, representing an increase of \$15.65 million, or 17.1%.

Importantly, the valuation uplift has been achieved across the full portfolio, with each of Promisia's five sites increasing in value by at least 10%. This reflects broad-based improvement across the Group, rather than a single asset or one-off valuation movement.

The valuation uplift reflects the significant operational progress made across FY26, including:

- improved occupancy across the Group from 87% at March 2025 to 94% at March 2026;
- the successful conversion of the Nelson Street dementia wing, which is now fully occupied;
- the successful completion of the Ranfurly Manor care suite sales programme;
- the operational reset at Aldwins House, which has strengthened leadership, care quality, reputation and occupancy; and
- the realisation of operational efficiencies and group synergies following the integration of the Cromwell sites into Promisia.

Together, these improvements show the value being created through a clear focus on care delivery, occupancy and operational discipline across the Group.

Promisia is currently completing its full year results for the year ended 31 March 2026, which will be released to the market on or before 29 May 2026. Those results will include further detail on the valuation uplift and the Group's financial performance for FY26.

Francisco Rodriguez Ferrere, Chief Financial Officer, said: *"This is a very strong outcome for Promisia and a clear validation of the work undertaken across the business over the past year.*

Heading into FY26, our operational strategy was focused on getting the fundamentals right — delivering quality care, lifting occupancy, strengthening site leadership and improving operational performance across the Group. The valuation uplift reflects that work and has been achieved across every site in the portfolio.

Importantly, this is not a one-off result from a single asset. It reflects the benefit of consistent execution and the value being created through practical operational improvements across the business."

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 facilities 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>.