

# Exceptional People Exceptional Care

ANNUAL REPORT 2026



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Every person who chooses Radius Care brings a life with them. Families, histories, preferences and humour.

Our role is to be worthy of the trust placed in us.

This report is dated 29 June 2026. The annual report has been approved by the Board and is signed on behalf of Radius Residential Care Limited by Brien Cree, Founder and Executive Chair, and Hamish Stevens, Director.

Brien Cree

Hamish Stevens

# The Shape of Radius

While our core focus remains on care for older New Zealanders with complex, high-acuity needs, we are increasingly supporting people with a wider mix of health conditions, care settings and support requirements. As those needs evolve, so too does the shape of our business.

Radius Care operates 25 care homes and four villages across New Zealand, with over 2,000 beds and a team of more than 2,000 people.

We provide care across hospital-level, dementia, psychogeriatric, ACC and respite services, alongside growing support for people living independently in their own homes. Services such as Cibus Catering, Luma, Radius Shop and RConnect extend what we can offer to more people, across more settings.

CARE HOMES

25

VILLAGES

4

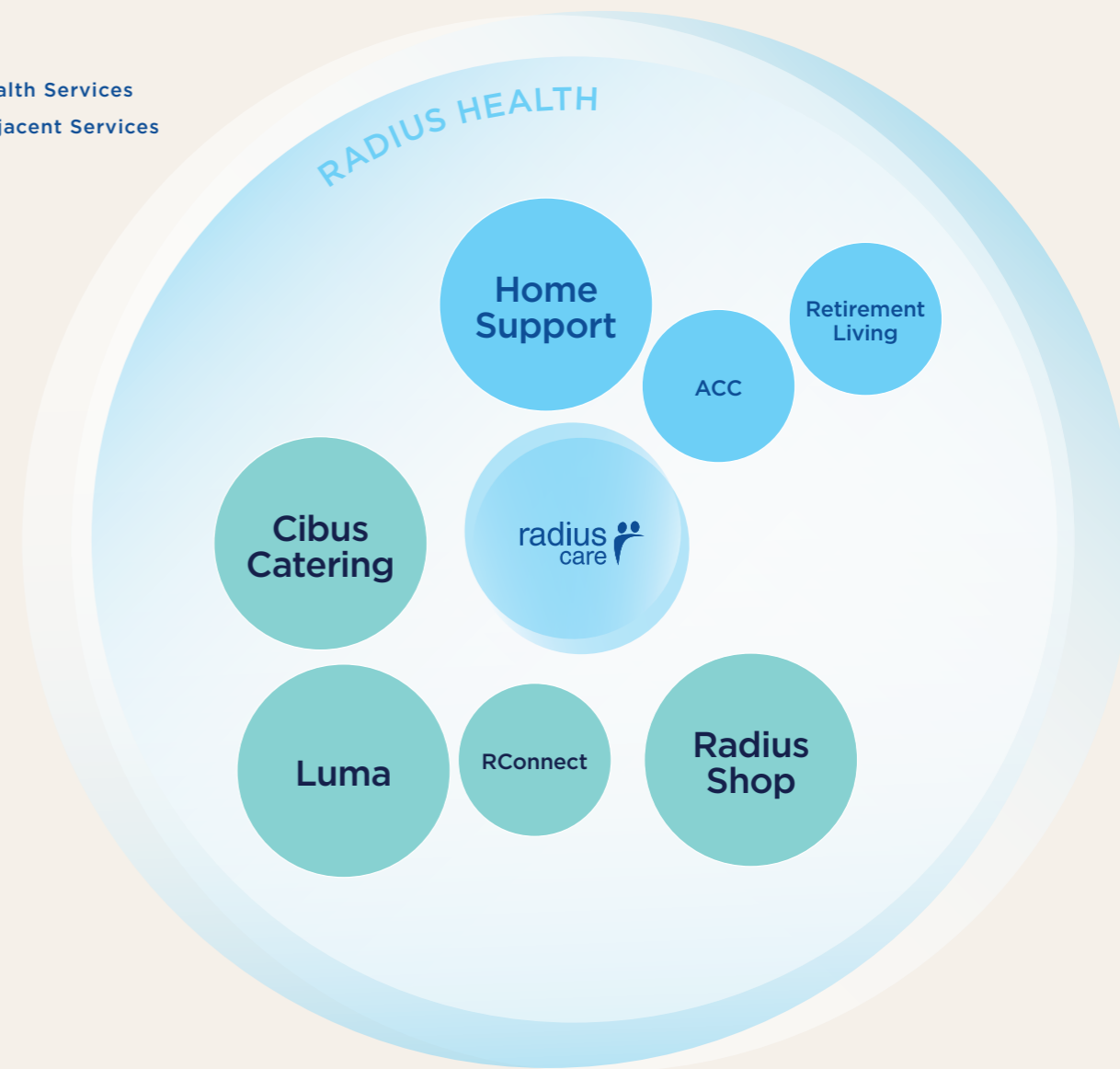
BEDS

2,000+

TEAM

2,000+

- Health Services
- Adjacent Services



GROWTH STRATEGY

Grow Scale in Care

- GREENFIELD DEVELOPMENTS
- TARGETED MERGERS AND ACQUISITIONS
- BROWNFIELD DEVELOPMENTS

Optimise Operations

- TECHNOLOGY AND SYSTEMS
- INVESTMENT ACROSS THE BUSINESS

Diversify Revenue

- GROW HOME SUPPORT
- GROW LUMA
- EXPAND RADIUS SHOP
- EXPAND INTO COMPLEMENTARY HEALTH SERVICES

**NET PROFIT BEFORE TAX****\$14.3m**

UP 37% FROM 2025: \$10.5M

**TOTAL FY26 CASH DIVIDEND****2.2cps**3.06 CPS GROSS DIVIDEND<sup>1</sup>  
UP 52% FROM 2025**Profit & Loss****TOTAL REVENUE****\$202.3m**

UP 14% FROM 2025: \$177.4M

**NET PROFIT AFTER TAX<sup>2</sup>****\$9.5m**

UP 34% FROM 2025: \$7.0M

**ACCOMMODATION SUPPLEMENTS****\$12.2m**

UP 12% FROM 2025: \$10.8M

**Non-GAAP measures****AVAILABLE FUNDS FROM OPERATIONS<sup>3</sup>****\$12.7m**

UP 44% FROM 2025: \$8.8M

**UNDERLYING EBITDA<sup>3</sup>****\$27.4m**

UP 17% FROM 2025: \$23.5M

**UNDERLYING EBITDAR<sup>4</sup> PER CARE BED<sup>5</sup>****\$31.1k**

UP 11% FROM 2025: \$27.9K

**Balance sheet****NET DEBT****\$68.7m**

UP 1% FROM 2025: \$67.7M

# Financial Highlights

1. Grossed up for imputation credits and RWT.
2. Excluding non-controlling interest.
3. Earnings before interest, tax, depreciation and amortisation. Underlying EBITDA and AFFO are non-GAAP (unaudited) financial measures and were reconciled to GAAP measures in the Investor Presentation dated 13 May 2026.
4. Earnings before interest, tax, depreciation, amortisation and rent. Underlying EBITDAR is a non-GAAP (unaudited) financial measure and was reconciled to a GAAP measure in the Investor Presentation dated 13 May 2026.
5. On a like-for-like basis.



# Proven Care, Clear Growth Path

**BRIEN CREE, FOUNDER & CHAIR AND ANDREW PESKETT, CEO**

New Zealand's population is ageing rapidly, with around 900,000 people now aged over 65. This number will continue to increase significantly over the coming decades. This longer life expectancy brings greater clinical complexities and care requirements for those with chronic and higher acuity health conditions.

While additional beds and care homes remain important, the sector's long-term success will depend on the ability to deliver consistently high standards of care to a larger, more clinically complex population. Recent sector reviews have reinforced the importance of integrated care models, workforce capability, quality systems and sustainable service delivery in meeting that challenge.

Radius Care is positioned to meet this need. We operate care homes and supporting services focused on residents with higher clinical needs, including respite, home support, hospital-level and dementia care. As demand shifts towards more complex, integrated care, we are also selectively expanding into related services and products designed to support people as their needs change.

## Our People

The quality and consistency of care delivered across our care homes depends on the capability, experience and stability of our people. In FY26, staff turnover remained low at around 18%, continuing a trend that has held over the past two years, while employee engagement improved. In a sector where continuity matters because of the importance of high-quality care and resident interactions, this stability supports more consistent care delivery.

Our people are a defining strength of Radius Care. Many of our regional and senior leaders have progressed through internal roles, bringing practical experience, strong relationships and a clear understanding of what good care delivery requires. This depth of experience and continuity of leadership supports consistent standards across our care homes and reflects a simple principle at the heart of the business: Exceptional People, delivering Exceptional Care, or EPEC.

*“Radius Care’s FY26 performance reflects the strength of our focus on care and the disciplined execution of our growth strategy.”*

**BRIEN CREE**

RUTH AND BETH ENJOYING A CUPPA TOGETHER AT RADIUS THORNLEIGH PARK.



## Our Performance

Our FY26 performance reflected stronger occupancy, improved care mix, continued accommodation supplement growth, disciplined cost management and lower financing costs. Our EBITDAR per bed increased to sector-leading \$31k per bed<sup>1</sup>. Profit before tax increased by 37% and net profit after tax by 34% compared with FY25. Just as importantly, the business generated stronger operating cash flow and AFFO, giving us more capacity to reinvest, grow and return capital to shareholders.

Occupancy remained strong through 2026 with an average of 94.9% across our care homes. In a higher acuity model, where admissions and discharges are more frequent, maintaining occupancy at this level reflects a high demand and effective operations.

We remain focused on improving yield per bed through accommodation supplements and a higher proportion of hospital level residents, while sustaining the audit quality, local leadership and day to day operating disciplines that support care delivery across the portfolio.



**TOP:** CARINA AND ELLA WITH JANET AT RADIUS WINDSOR COURT.  
**LEFT:** OUR FIRST CARE HOME IN WELLINGTON, RADIUS KARORI.

*1. Adjusted to exclude the purchase of one care home.*

## Disciplined Growth

With quality of care as the priority, our near-term growth is focused on adding the right care capacity. New builds are expected to be the main driver, supported by a capital-light model backed by long-term private investors. This allows Radius Care to expand while preserving capital for operations, refurbishment, debt management and dividends. Acquisitions and new services are considered where they strengthen the ecosystem and can be integrated into the way we deliver care.

During FY26, St Allisa was acquired and integrated into our operating model and is now fully occupied and contributing to earnings. Since year end, Radius Karori has taken the group to over 2,000 beds and established our first care home in Wellington. Applefields in Christchurch is expected to support the next phase of growth, while the extension and syndication of debt facilities have strengthened our funding base.

## Supporting Services

Alongside the care home portfolio, we are extending services for people who want to remain at home longer. Our Home Support offering spans private and ACC-funded care, with a growing focus on privately funded clients seeking a higher level of personalised support in the community.

We are also improving products and services that support day to day care. Our new Luma continence products will improve internal supply and quality control, with Radius Shop acting as the channel for broader sales over time.

These products and services extend how Radius Care supports residents and families beyond traditional residential care settings.



## Capital Management and Dividends

The final dividend increased by 50% to 1.2 cents per share, fully imputed (including imputation credits of 0.47 cents per share), with a payout ratio of 49% of AFFO.

Total FY26 cash dividends were 2.2 cents per share, representing a gross yield of 8.0%. This reflects a balanced approach: maintaining distributions while retaining capacity to support growth and preserve financial flexibility.



ANDREW WITH BETH AT RADIUS THORNLEIGH PARK.

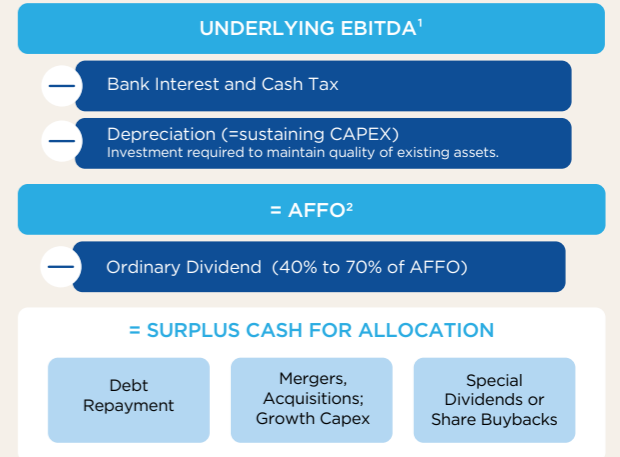
## Capital Management Framework

**MAINTAIN FINANCIAL RESILIENCE AND FLEXIBILITY**  
 Medium term target: Net Bank Debt to EBITDA<sup>1</sup> Ratio below 2.5x.  
 Owned property: 25%-50% of our total care home portfolio.

**INVEST IN CORE OPERATIONS**  
 Maintain and improve quality of care offering by investing in operating assets and technology base.

<p><b>Distributions</b></p> <p>Ordinary dividend pay-out ratio of 40% to 70% of AFFO (fully imputed). Sustained dividend growth.</p>	<p><b>Growth</b></p> <p>Disciplined investment in high return capacity expansion capex. Invest in capital-light adjacent services.</p>
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## Capital Management Framework



1. Earnings before interest, tax, depreciation and amortisation. Underlying EBITDA is a non-GAAP (unaudited) financial measure.  
 2. AFFO is a non-GAAP (unaudited) financial measure which is reconciled to GAAP measures included in the appendices of the Investor Presentation dated 13 May 2026.

## Looking Ahead

As demand for specialised aged care continues to grow, our priority is to respond from a position of operational strength. That means maintaining clinical excellence, leadership depth and consistent care delivery, while building smarter, more connected ways to support New Zealanders as they age.

# Caring Well



Radius Care's operating strength starts with its people. The quality and consistency of care depends on the capability, experience and steadiness of the 2,000+ people who come to do work that requires compassion, commitment and courage. Strong clinical leadership, ongoing training and clear structures help them deliver care to a consistent standard.

## What Residents Say

Choosing a care home is a significant decision for residents and families. It often follows a period of change, difficult conversations and uncertainty, making trust in the people providing support especially important.

During 2025, 772 residents across 23 care homes told us what they thought. Overall satisfaction reached 91%, up from 89% the year before and 85% two years earlier. Net Promoter Score rose to +40 at our care homes. Across every level of care, from dementia through to palliative and respite,

95% of residents said their expectations were met or exceeded. Meal satisfaction was the highest in seven years of tracking. For residents in long-stay care, food is often one of the last consistent sources of daily pleasure, making this one of the more meaningful numbers in the set.

Consecutive years of improvement reflect teams that listen and respond to what residents and families tell them, building confidence among residents, families, funding partners and regulators.

### RESIDENT NET PROMOTER SCORE

**+40**

### RESIDENT OVERALL SATISFACTION

**91%**

### RESIDENTS EXPECTATIONS MET OR EXCEEDED

**95%**



**LEFT:** LORNA WITH MEGAN AT RADIUS WINDSOR COURT.

**RIGHT:** MARTIN PLATING UP THE DAY'S MENU.

## Certifications

Audit and certification outcomes matter to the people helping residents and families make decisions, including referrers, GPs, hospital discharge teams and social workers.

Four-year certification sets the benchmark for aged care in New Zealand, awarded by independent assessors where full compliance is demonstrated and sustained. In FY26, four care homes completed certification audits. Three achieved the maximum four-year term. The fourth received a three-year certification following a fully attained audit with no corrective actions. This is consistent across our care homes, with a high proportion of four-year certifications placing Radius Care among the sector's stronger performers.

Surveillance audits reinforced this performance. Most recorded no findings. Where issues arose, they were low risk and resolved promptly through established corrective processes, demonstrating consistent control over day-to-day clinical and operational performance.

## Workforce Stability

Continuity matters in aged care. When a resident is living with dementia, or depends on others for intimate daily care, being supported by someone familiar changes the experience entirely. Trust is not a backdrop to good care in these settings but how good care becomes possible.

Employee engagement continues to strengthen, with our employee NPS improving to +20, up from +12 in FY25. This steady lift reflects teams that feel heard, supported and confident in the work they are doing each day.

Workforce instability remains a widely recognised challenge across the New Zealand aged care sector. Against that backdrop, Radius Care's annualised turnover remains low at 18% in FY26, while 95% of new hires said at the three-month mark that they were satisfied with their decision to join. That level of continuity helps preserve the familiarity that matters especially in dementia, hospital-level and long-stay settings.



GERALD, ELLA & SATGUR



## Leadership and Development

Leadership depth is an important part of maintaining care quality across a distributed network. Leaders who have progressed through frontline and clinical roles bring practical experience, credibility with teams and a clear understanding of what good care delivery requires day to day.

Laurel Winwood joined Radius Care as a Clinical Nurse Manager and is now a Regional Manager, a progression built gradually over more than two decades. As she describes it:

*"Each leadership transition was done gradually. It wasn't thrust upon me. I had opportunities to grow into each role rather than finishing one role and suddenly starting another."*

Her path reflects a broader pattern within the business. In FY26, 54% of Care Home Managers were appointed through internal promotion, 70% of Regional Managers



TOP RIGHT: NGAIRE AND HCA CINDY CHATTING

ABOVE: REGIONAL MANAGER, LAUREL WINWOOD

SIDE: ST ALLISA MANAGER, JENNY LINTAG



progressed internally, and 48% of Clinical Nurse Managers were developed from within. The organisation also attracts people back. Jenny Lintag built her career at St Helenas before leaving to nurse in Australia, and later returned as Care Home Manager when Radius Care acquired St Allisa.

In FY26, 62 Registered Nurses completed the UNLEASH Core Concepts of Aged-Care programme and 15 Clinical Nurse Managers completed the UNLEASH Clinical Excellence coaching and mentoring programme, part of a deliberate effort to develop leadership capability.

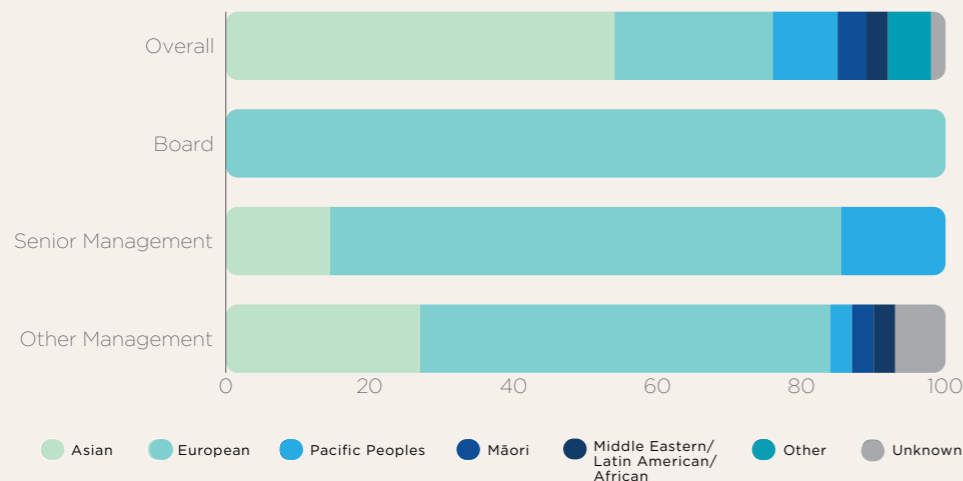


## Training and Capability

Building workforce capability remains a core part of maintaining care quality and preparing teams for increasingly complex needs.

At year end, 272 staff were enrolled in nationally recognised qualifications, spanning across Level 2-4 Health and Wellbeing, Dementia Care and Apprenticeships programmes, with 120 new enrolments added in FY26. During the year, 574 new starters completed formal induction, while 182,870 online courses were assigned and tracked across 2,020 active staff, reflecting a structured approach to development across both clinical and non-clinical roles.

### Ethnic diversity



## Workforce Intelligence

As Radius Care grows, keeping a clear view across staffing, care delivery and labour efficiency becomes increasingly important.

An analytics tool developed in-house brings together staffing, rostering, occupancy and cost data across all care homes into a single view. Leaders can monitor skill mix, turnover, sick leave and labour costs in real time, while identifying differences between benchmark, rostered and contracted hours. Building this kind of visibility ahead of need, rather than in response to it, reflects a practical discipline that runs across the organisation.

## Diversity

With an increasingly diverse ageing population, being able to share languages, cultures and backgrounds when providing care helps to build trust and familiarity. With a workforce where 68% identify as either Asian, Māori and Pacific Peoples, Radius Care's workforce is well positioned to respect residents' cultural, religious and personal preferences and deliver care that feels familiar rather than foreign.

All staff undertake cultural training with a strong focus on Māori and Pasifika models of care with international staff receiving

dedicated training in New Zealand culture and customs. By promoting equity across our people practices, we aim to create an environment where employees can thrive and residents receive care that is respectful, inclusive and responsive to their individual needs.

## Caring is our Calling

Aged care work is demanding, both physically and emotionally, and sustaining high standards of care over time depends in part on sustaining the people delivering it.

In FY26, Radius Care introduced a structured quarterly wellbeing programme, beginning with financial wellbeing, and moved to Habit Health as its employee assistance provider. This gave staff access to a broader range of support than a traditional employee assistance provider covering counselling, physiotherapy, financial and legal guidance, career coaching, onsite trauma support and a 24/7 wellbeing app. For a workforce carrying significant physical and emotional demands, the breadth of that offer matters.



## Connected to our Communities

Maintaining a sense of connection to the wider community is an important part of wellbeing in aged care. For residents, meaning often comes from continuing to contribute, staying engaged, and feeling part of something beyond the care home environment.

At Radius Millstream, residents spent months knitting baby hats, blankets and singlets for maternity wards in Ashburton and Christchurch. At Radius Althorp, residents and staff collected food donations for the Tauranga Food Bank.

Community support also comes back the other way. At Radius Glaisdale, a local flower farmer regularly brings in fresh blooms and spends time with residents teaching how to arrange them. Volunteers across many of our care homes spend time with residents, join activities, and provide regular companionship. In FY26, Radius Care signed a partnership with a community organisation that specialises in structured volunteer programmes, with a pilot launched in Auckland and the potential to extend to other regions if successful.

These connections help residents remain engaged with the communities around them and strengthen the sense that each care home is part of local life, not separate from it.

**TOP LEFT:** RADIUS LEXHAM PARK RESIDENTS VISITED THE RSA VILLAGE IN KATIKATI TO SHARE SMILES AND SMILE BALLS WITH THE COMMUNITY FOR WORLD SMILE DAY.

**TOP RIGHT:** ANDREW WITH ROMMEL, DURING ONE OF HIS TWO HCA SHIFTS IN 2025.

**BOTTOM:** RADIUS ALTHORP TEAM DELIVERING CANS TO FOOD BANK.





# Broadening How We Deliver Care

Radius Care's diversification is built on a straightforward idea: supporting New Zealanders as they age means extending our role across more of their care journey and beyond traditional care settings.

Each service we have developed or invested in builds on our core strengths. Together, they extend our reach, diversify earnings, and broaden our health services, while staying true to the standard that defines us: Exceptional People, Exceptional Care.

## Home Support

Radius Home Support delivers professional care to people in their own homes, spanning ACC-funded and private clients. Services include hospital-level rehabilitation, recovery support and assistance with daily living.

On 1 March 2025, we became an accredited ACC Maximise Independence provider, enabling nationwide delivery of hospital-level rehabilitation services to ACC clients, which includes locations where we do not have a physical footprint.

For privately funded clients, the offer is more tailored in nature. More people want to remain at home for longer, while still expecting a high standard of personalised support, clinical oversight, continuity of staff, and care organised around their lives rather than a roster.



### CIBUS MANAGED CARE HOME KITCHENS

28

+7 FROM FY25

### SITES USING CIBUS MENUS & SYSTEMS

49

## Cibus

Radius Care holds a 51% interest in Cibus Catering, a specialist provider of menu planning, nutrition management and full kitchen operations for aged care operators throughout New Zealand. During FY26, Cibus continued to strengthen delivery across Radius care homes and external partners.

The Cibus App is now operating across residential and commercial environments, supporting meal selection, menu compliance, audit readiness and food safety. For kitchen teams, this has reduced administrative load and improved operational confidence. For residents and families, it supports a more responsive and visible dining experience.

Cibus remains closely connected to the core business, but its capability also has wider application. Nutrition, food safety and kitchen operations are critical parts of care quality, and the systems developed through Cibus are increasingly relevant across a broader range of health and service settings.



## Luma

Luma is Radius Care's continence product range. Developed with a manufacturing partner that brings 15 years' experience in high-quality continence products, it has been refined through practical testing across Radius care homes, with resident and care team feedback shaping a range of pants, pads and wraps for New Zealanders. Luma has begun rolling out across all Radius care homes and later this year will be available through Radius Shop.

Bringing this range in-house gives Radius greater control over quality, supply reliability and product specification. It also allows product design to stay closely aligned with the practical needs of care delivery, rather than the priorities of an external supplier. In a category where comfort, fit and consistency matter, this gives Radius greater control over quality, performance and supply reliability.

*"The development of Luma reflects our commitment to finding practical solutions that enhance our residents' experience."*

**ANDREW PESKETT, CEO**

## Radius Shop

Radius Shop provides mobility, continence and daily living products to support people to get on with living. During FY26, customer reach and checkout conversions grew, supported by improvements to the online platform, fulfilment and a content programme covering mobility, continence and dementia care.

The Radius Shop provides another practical point of connection with people living at home, supporting independence earlier in the care journey and complementing our residential and home-based services.

Radius Care is building something different: a connected set of services that means people and their families deal with one trusted organisation across the full journey of ageing, held together by the same clinical standards and the same people.

### RADIUS SHOP ORDERS

**+17%**

### RADIUS SHOP NEW CUSTOMERS

**+21%**

### RADIUS SHOP BLOG VIEWS

**+420%**

# Building for Our Communities

Development activity during the year remained focused on accelerating expansion of care home capacity. The priority has been to identify existing care homes suitable for acquisition, while preparing to break ground on an exciting new-build programme.

Nearly 200 care beds have been added to Radius Care's portfolio since the beginning of the financial year. St Allisa, a 109-bed care home in Christchurch, was acquired at the end of May 2025, and has now been upgraded and fully integrated into Radius Care's portfolio. More recently, the 90-bed care home in Karori was acquired, marking Radius Care's first care home in the Wellington region, and will contribute to earnings from late May 2026. Further acquisitions continue to be assessed as they arise.

More importantly, Radius Care is continuing to progress a programme of new-build 80 and 100 bed care homes. This programme is a structured, repeatable and capital-light approach to care development, with several new sites supported by private property investors.

These care homes have been designed with considerable thought, leveraging Radius Care's expertise in high-acuity aged care. Design decisions have been shaped by the operational realities of providing quality care while clinical needs increase in complexity, with attention to the quality of the resident environment. Private rooms, bathrooms, shared spaces, lighting, materials and furnishings all support comfort, dignity, safety and day to day care delivery.



**TOP:** RADIUS KARORI  
**BOTTOM:** RADIUS MATAMATA COUNTRY LODGE VILLA DEVELOPMENT  
**RIGHT:** RENDER OF 100-BED CARE HOME



## CURRENT PROJECTS

**+100-bed care home  
Christchurch**  
**+80-bed care home  
Hokitika**

**+6 villas in Matamata**  
**+6 villas in Invercargill**  
**+14 units in Karori**

The first newly designed 100-bed care home to be constructed will be Applefields in Christchurch, followed by an 80-bed care home in Hokitika, marking Radius Care's first site on the West Coast. With a number of additional projects now being progressed, Radius expects to open 20 new care homes around New Zealand over the next few years.

High-acuity care capacity is also being incrementally expanded at our existing care homes, with some opportunities to add rooms through reconfiguration of existing spaces, and to upgrade rest home rooms in order to provide hospital level care.

Village development continued during the year. Construction of six villas has commenced earlier this year at Radius Matamata Country Lodge on development property adjacent to the existing village, with completion expected around September 2026. A similar project will be completed this year at Radius Clare House Village in Invercargill. In addition, 14 vacant units at the

recently acquired Karori Village in Wellington will be upgraded and made available for new residents later this year. These projects will all add value to our existing portfolio of boutique retirement villages.

Some new-build care homes will be combined with the opportunity to build and operate retirement villages. Radius Care's recently purchased site in Christchurch is an example of this, with earthworks now commenced for a 79-villa retirement village to complement the 100-bed care home. The village is planned in small stages, subject to demand.

Looking ahead, village developments will continue to be approached by exception as an extension of care delivery rather than a focus on standalone retirement villages. Expanding Radius Care's capacity through a disciplined and capital-light development philosophy remains the priority, presenting a unique opportunity to accelerate growth.

# Board of Directors



## **Brien Cree**

**Founder & Executive Chair**

**First Appointed:** August 2003

**Last Elected:** August 2024

Brien Cree is a founding shareholder of Radius Care and was the CEO from the company's inception in 2003. Brien was Managing Director from 2010 to 2022. Brien has built Radius Care's portfolio to its current 25 aged care homes and four retirement villages.

As Executive Chair, Brien is focused on the formulation and execution of Radius Care's strategic growth objectives. Brien has more than 35 years' experience in the aged care sector, was a long-standing Board member of the NZACA and a past Board member of the Retirement Villages Association. Brien is active in the development of the broader health sector for the betterment of all New Zealanders. In 2026 Brien was appointed to the Ministerial Advisory Group on Aged Care.



## **Duncan Cook**

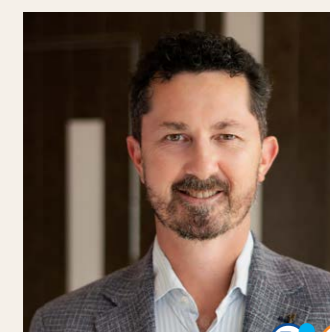
**Executive Director**

*LLB*

**First Appointed:** July 2010

**Last Elected:** August 2024

Duncan Cook supported Radius Care's founder to establish, structure and grow the business. Duncan is a consultant at Sharp Tudhope Lawyers having been a partner in the firm for 31 years and is Radius Care's General Counsel. His key practice areas have been mergers and acquisitions with a focus on consolidating primary and secondary health services. Duncan is a member of the New Zealand Law Society, Institute of Directors New Zealand (Inc) and Restructuring Insolvency and Turnaround Association New Zealand Incorporated. Duncan has governance experience across a range of industry sectors, and has volunteered on the Boards of the Tauranga Chamber of Commerce and agencies associated with economic development in the Tauranga region.



## **Bret Jackson**

**Independent Director**

*BCom (Honours), MBA (Harvard Business School)*

**First Appointed:** September 2014

**Last Elected:** August 2025

Bret Jackson is an experienced business professional spanning all facets of business including entrepreneurship, leadership, private equity investment and governance (both private and public boards). Bret held corporate roles at Mobil Oil New Zealand, a management consulting role at Boston Consulting Group (Sydney and London) and has founded and successfully operated his own private businesses.



## **Mary Gardiner**

**Independent Director**

*BCom, FCA, FCG, CMIInstD*

**Appointed:** December 2020

**Last Elected:** August 2023

**External Appointments:** Director and Chair of the Audit and Risk Committee of Southern Cross Pet Insurance, PPS Mutual and Wood & Partners Consultants Limited. Deputy Chair and Chair of the Audit and Risk Committee of Unity Credit Union and Chair of Netball Northern Zone.

**Experience:** Mary's commercial experience includes roles as CFO of Instant Finance and Radius Health Group, and Governance Risk Manager at Air New Zealand, following a career focused primarily in financial services with KPMG in New Zealand.



## **Hamish Stevens**

**Independent Director**

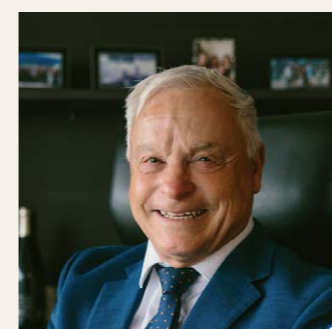
*MCom (Honours), MBA, CA, CFInstD*

**Appointed:** December 2020

**Last Elected:** August 2023

**External Appointments:** Chair of Embark Education Group, East Health Services and Pharmaco and a Director of Napier Port Holdings Limited, Counties Energy and ECL Group.

**Experience:** Prior to his governance career, Hamish held senior finance positions with Heinz Watties, Tip Top Ice Cream and DB Breweries. Hamish is a qualified Chartered Accountant and a Chartered Fellow of the Institute of Directors.



## **Tom Wilson**

**Independent Director**

*BBS, CA*

**Elected:** August 2023

**External Appointments:** Director and Chairman of Building Hub New Zealand Limited, Chair of Genera Holdings, CurraNZ, Pelco NZ and Tauranga Bridge Marina. Director of BuiltIn Insurance Group.

**Experience:** Tom was previously the Chair of Barrett Homes Group, Regal Haulage Group, Hopkins Farming Group and Managing Director of Satara (NZX Listed). Tom was involved in several leading management positions in the Aged Care sector during his career and was a partner at KPMG for ten years.

# Management Team



**Andrew Peskett** Chief Executive Officer

Andrew Peskett has been Chief Executive Officer of Radius Care since February 2022, bringing deep leadership experience across the retirement and aged care sector. He has a strong track record of delivering sustainable growth while improving operational performance in complex care environments.

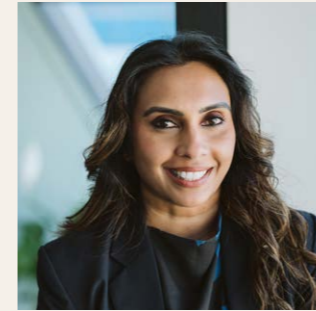
Andrew's leadership is focused on enabling the 2,000 EPEC Radius Care workers to deliver quality care to the 2,000 residents. He maintains a visible presence across the organisation, working closely with care homes and leadership teams to reinforce accountability, alignment and execution.



**Jeremy Edmonds** Chief Financial Officer

Jeremy joined the Radius Care team as Chief Financial Officer in August 2023. Jeremy has more than a decade of experience at CFO level in large and complex New Zealand companies, primarily in the consumer goods and logistics sectors.

Jeremy was previously Interim CFO at My Food Bag. He brings a track record of strategic, commercial and change leadership, and extensive international experience gained in roles of increasing responsibility in the UK, Asia and the USA prior to returning to New Zealand.



**Shereen Singh** General Manager, Home Support

Shereen joined Radius in 2021 as a high-performing Regional Manager. She then successfully led the Nursing Bureau RConnect. In 2024, Shereen led the strategic transition and launch of the new Home Support services.

Under her leadership, Radius Home Support delivers professional in-home care, enabling people to live independently and safely in their own homes for as long as possible. The service continues to grow in line with Radius Care's vision of seamless, integrated care.

Shereen is passionate about building high-performing teams and delivering exceptional person-centred outcomes in the aged and disability care sector.



**Sam Carey** General Manager, Revenue

Sam has been a key contributor to Radius Care's growth and diversification since joining in 2011. With a marketing background, he has led the marketing and sales functions while adapting his role to support the expansion of the company's services and businesses.

He oversees marketing and revenue strategy across all business units and has driven initiatives including the Radius Shop retail business and the Luma project. Sam continues to support Radius Care's strategic direction by identifying opportunities that enhance customer experience, support residents and clients, and deliver long-term value.



**Antony Challinor** Chief Digital Officer

Antony joined Radius Care in 2024, bringing extensive leadership experience across digital strategy, technology, innovation, and operational transformation in both large enterprises and growth-stage organisations across New Zealand and Australia. He leads Radius Care's digital strategy, including the development of the technology platform and broader initiatives across data, AI, customer experience and operational technology.



**Trish Evers** General Manager, People

Trish has over 15 years' experience in the HR sector and has worked in various fields, in both government and listed companies, including government agencies, health and transportation. She joined Radius Care in 2017. Trish has a strong background in employee and industrial relations, and is particularly interested in building highly effective teams.



**Laurie Peckham** General Manager, Development

Laurie joined Radius Care in July 2022 and became General Manager, Development in 2025. He brings more than 40 years of project management experience, delivering hospitals, retirement villages, residential builds and major developments across New Zealand. Known for guiding complex projects through to completion while meeting regulatory and operational requirements, Laurie now leads our development programme, creating modern, fit-for-purpose villages and care homes that support growth and long-term value.

# Financial Statements 2026



## CONSOLIDATED Statement of Comprehensive Income

For the year ended <i>In thousands of New Zealand dollars</i>	NOTE	31 March 2026	31 March 2025
<b>REVENUE</b>			
Revenue	2.1	200,098	175,286
Deferred management fees	2.1	2,181	2,129
<b>Total revenue</b>		<b>202,279</b>	<b>177,415</b>
Change in fair value of investment property	3.1	1,680	3,088
Reversal of revaluation losses recognised in prior periods	3.2	1,495	–
Interest income		61	148
<b>Total revenue and other income</b>		<b>205,515</b>	<b>180,651</b>
<b>EXPENSES</b>			
Employee costs		(123,048)	(106,282)
Depreciation, amortisation and impairment	2.2	(13,206)	(10,398)
Finance costs	2.2	(11,580)	(12,153)
Other expenses	2.2	(43,342)	(41,344)
<b>Total expenses</b>		<b>(191,176)</b>	<b>(170,177)</b>
<b>Profit before income tax</b>		<b>14,339</b>	<b>10,474</b>
Income tax expense	5.1	(4,286)	(3,075)
<b>Profit for the year</b>		<b>10,053</b>	<b>7,399</b>
<b>OTHER COMPREHENSIVE INCOME FOR THE YEAR</b>			
<i>Items that will be reclassified subsequently to profit and loss</i>			
Revaluation of land and buildings	3.2	6,144	–
Income tax on other comprehensive income	5.1	(493)	–
Fair value gain/(loss) on hedged interest rate swaps	4.4	79	(282)
<b>Other comprehensive income for the year</b>		<b>5,730</b>	<b>(282)</b>
<b>Total comprehensive income</b>		<b>15,783</b>	<b>7,117</b>
<b>PROFIT ATTRIBUTABLE TO</b>			
Owners of the company		9,457	7,034
Non-controlling interests	5.8	596	365
<b>Total profit</b>		<b>10,053</b>	<b>7,399</b>
<b>TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO</b>			
Owners of the company		15,187	6,752
Non-controlling interests	5.8	596	365
<b>Total comprehensive income</b>		<b>15,783</b>	<b>7,117</b>
<b>EARNINGS PER SHARE</b>			
Basic and diluted earnings per share (cents per share)	4.2	3.33	2.47

The Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

CONSOLIDATED  
Statement of Changes in Equity

For the year ended 31 March 2026							
<i>In thousands of New Zealand dollars</i>							
	NOTE	Contributed Equity	Other Reserves	Retained Earnings	Total	Non-Controlling Interest	Total Equity
<b>BALANCE AS AT 1 APRIL 2025</b>		<b>56,794</b>	<b>8,217</b>	<b>1,222</b>	<b>66,233</b>	<b>241</b>	<b>66,474</b>
Profit for the year		—	—	9,457	9,457	596	10,053
Revaluation of land and buildings		—	5,651	—	5,651	—	5,651
Cash flow hedges — effective portion of changes in fair value	4.4	—	79	—	79	—	79
<b>Total comprehensive income for the year</b>		<b>—</b>	<b>5,730</b>	<b>9,457</b>	<b>15,187</b>	<b>596</b>	<b>15,783</b>
<i>Transactions with owners</i>							
Share buyback	4.1	(475)	—	—	(475)	—	(475)
Share based payments	4.1	34	224	—	258	—	258
Dividends paid	4.1	—	—	(5,113)	(5,113)	(610)	(5,723)
<b>Total transactions with owners</b>		<b>(441)</b>	<b>224</b>	<b>(5,113)</b>	<b>(5,330)</b>	<b>(610)</b>	<b>(5,940)</b>
<b>BALANCE AS AT 31 MARCH 2026</b>		<b>56,353</b>	<b>14,171</b>	<b>5,566</b>	<b>76,090</b>	<b>227</b>	<b>76,317</b>
<b>BALANCE AS AT 1 APRIL 2024</b>							
		56,820	9,578	(1,966)	64,432	—	64,432
Profit for the year		—	—	7,034	7,034	365	7,399
Cash flow hedges — effective portion of changes in fair value	4.4	—	(282)	—	(282)	—	(282)
<b>Total comprehensive income for the year</b>		<b>—</b>	<b>(282)</b>	<b>7,034</b>	<b>6,752</b>	<b>365</b>	<b>7,117</b>
<i>Transactions with owners</i>							
Share buyback	4.1	(38)	—	—	(38)	—	(38)
Share based payments	4.1	12	48	—	60	—	60
Dividends paid	4.1	—	—	(3,846)	(3,846)	—	(3,846)
<b>Total transactions with owners</b>		<b>(26)</b>	<b>48</b>	<b>(3,846)</b>	<b>(3,824)</b>	<b>—</b>	<b>(3,824)</b>
<i>Other changes in equity</i>							
Acquisition of subsidiary with a NCI <sup>1</sup> interest		—	—	—	—	(124)	(124)
Put option to purchase the NCI's of a subsidiary	4.1	—	(1,127)	—	(1,127)	—	(1,127)
<b>Total other changes in equity</b>		<b>—</b>	<b>(1,127)</b>	<b>—</b>	<b>(1,127)</b>	<b>(124)</b>	<b>(1,251)</b>
<b>BALANCE AS AT 31 MARCH 2025</b>		<b>56,794</b>	<b>8,217</b>	<b>1,222</b>	<b>66,233</b>	<b>241</b>	<b>66,474</b>

1. Non-controlling interest.

The Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

CONSOLIDATED  
Statement of Financial Position

As at		31 March 2026	31 March 2025
<i>In thousands of New Zealand dollars</i>			
	NOTE		
<b>ASSETS</b>			
Cash and cash equivalents		2,823	2,571
Trade and other receivables	5.3	12,988	13,485
Inventories		581	579
Right-of-use assets	3.4	125,570	109,529
Investment properties	3.1	80,492	77,124
Property, plant and equipment	3.2	134,051	118,214
Intangible assets	5.2	17,888	18,068
<b>Total assets</b>		<b>374,393</b>	<b>339,570</b>
<b>LIABILITIES</b>			
Trade and other payables	5.4	25,904	22,860
Current tax liabilities		2,536	2,490
Interest rate swaps	4.4	203	282
Borrowings	4.3	71,564	70,301
Deferred management fees	3.3	6,947	7,357
Refundable occupation right agreements	3.3	38,906	37,843
Put option to purchase the non-controlling interest	4.1	1,127	1,127
Lease liabilities	3.4	141,512	122,697
Deferred tax liabilities	5.1	9,377	8,139
<b>Total liabilities</b>		<b>298,076</b>	<b>273,096</b>
<b>NET ASSETS</b>		<b>76,317</b>	<b>66,474</b>
<b>EQUITY</b>			
Share capital	4.1	56,353	56,794
Reserves	4.1	14,170	8,217
Retained earnings		5,794	1,463
COMPRISING OF			
Equity attributable to owners of the Group		76,090	66,233
Non-controlling interests	5.8	227	241
<b>Total equity</b>		<b>76,317</b>	<b>66,474</b>

The Board of Directors of the Company authorised these consolidated financial statements for issue on 13 May 2026.

For and on behalf of the Board.

**Brien Cree**  
Chair, Board of Directors

**Hamish Stevens**  
Chair, Audit and Risk Committee

The Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

CONSOLIDATED  
Statement of Cash Flows

For the year ended <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
Receipts from residents for care fees and village fees	200,347	176,188
Payments to suppliers and employees	(163,119)	(145,644)
Proceeds from the sale of Refundable Occupation Right Agreements	7,575	7,140
Payments for the repurchase of Refundable Occupation Right Agreements	(4,791)	(4,639)
Interest received	61	148
Interest paid - borrowings	(4,558)	(6,065)
Interest paid - lease liabilities	(6,898)	(5,934)
Income tax paid	(3,496)	(1,141)
<b>Net cash provided by operating activities</b>	<b>25,121</b>	<b>20,053</b>
Proceeds from the sale of property, plant and equipment	13,639	19
Payment for acquisition of businesses	5.6 (14,670)	(1,938)
Cash acquired in business acquisition	5.6 —	999
Payments for the purchase of property, plant and equipment	3.2 (14,385)	(5,843)
Payments for village developments	(1,688)	(508)
<b>Net cash used in investing activities</b>	<b>(17,104)</b>	<b>(7,271)</b>
Repurchase of shares	4.1 (475)	(38)
Proceeds from borrowings	14,831	5,350
Repayments of borrowings	(13,568)	(11,095)
Principal payments of lease liabilities	(2,830)	(2,932)
Dividends paid	4.1 (5,723)	(3,846)
<b>Net cash used in financing activities</b>	<b>(7,765)</b>	<b>(12,561)</b>
Cash and cash equivalents at beginning of the year	2,571	2,350
Net increase in cash and cash equivalents held	252	221
<b>Cash and cash equivalents at end of year</b>	<b>2,823</b>	<b>2,571</b>

The Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

CONSOLIDATED  
Statement of Cash Flows (continued)

For the year ended <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>RECONCILIATION OF PROFIT FOR THE YEAR TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Profit for the year	10,053	7,399
<b>ADJUSTMENTS FOR NON-CASH ITEMS</b>		
Depreciation, amortisation and impairment	13,206	10,398
Share based payments	380	60
Net loss/(gain) on disposal of property, plant and equipment	39	—
Fair value adjustment to investment properties	(1,680)	(3,088)
Movement in deferred tax	745	1,438
Goodwill on business acquisition	—	(253)
Reversal of revaluation losses recognised in prior periods	(1,495)	—
<b>CHANGES IN OPERATING ASSETS AND LIABILITIES</b>		
Trade and other receivables and other assets	87	856
Inventories	(2)	71
Trade and other payables and other liabilities	2,679	2,005
Current tax liabilities	46	749
Refundable Occupation Rights Agreements	1,063	418
<b>Net cash provided by operating activities</b>	<b>25,121</b>	<b>20,053</b>

**RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES**

Changes in the carrying amount of such liabilities, which comprise bank borrowings and lease liabilities, are summarised below.

<i>In thousands of New Zealand dollars</i>	Borrowings	Lease Liabilities	Total
<b>BALANCE AS AT 1 APRIL 2025</b>	70,301	122,697	192,998
Proceeds from borrowings	14,831	—	14,831
Repayment of borrowings and lease liabilities	(13,568)	(2,830)	(16,398)
<b>Total changes from financing cash flows</b>	<b>1,263</b>	<b>(2,830)</b>	<b>(1,567)</b>
<i>Non-cash changes</i>			
Additions	—	16,542	16,542
Remeasurements	—	5,103	5,103
<b>Balance as at 31 March 2026</b>	<b>71,564</b>	<b>141,512</b>	<b>213,076</b>
<b>BALANCE AS AT 1 APRIL 2024</b>	75,869	121,086	196,955
Proceeds from borrowings	5,350	—	5,350
Repayment of borrowings and lease liabilities	(11,095)	(2,932)	(14,027)
Loan acquired in business acquisition	177	—	177
<b>Total changes from financing cash flows</b>	<b>(5,568)</b>	<b>(2,932)</b>	<b>(8,500)</b>
<i>Non-cash changes</i>			
Remeasurements	—	4,543	4,543
<b>Balance as at 31 March 2025</b>	<b>70,301</b>	<b>122,697</b>	<b>192,998</b>

The Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

## Notes

### 1. GENERAL INFORMATION

#### 1.1. Basis of Preparation

##### Reporting Entity

The consolidated financial statements are for Radius Residential Care Limited ('the Company') and its subsidiaries (together 'the Group').

The Group provides rest home and hospital care for the elderly along with development and operation of integrated retirement villages in New Zealand.

##### Statutory Basis and Statement of Compliance

Radius Residential Care Limited is a limited liability company, incorporated and domiciled in New Zealand. It is registered under the Companies Act 1993 and is a FMC Reporting Entity in terms of Part 7 of the Financial Markets Conduct Act 2013. The Company is listed on the NZX Main Board ("NZX"). The consolidated financial statements have been prepared in accordance with the requirements of the NZX, and Part 7 of the Financial Markets Conduct Act 2013.

These consolidated financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand ('NZ GAAP'). They comply with New Zealand equivalents to International Financial Reporting Standards ('NZ IFRS'), International Financial Reporting Standards ('IFRS') and other applicable New Zealand Financial Reporting Standards, as appropriate for for-profit entities. The Group is a Tier 1 for-profit entity in accordance with XRB A1 *Application of the Accounting Standards Framework*.

The consolidated financial statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and the settlement of liabilities in the ordinary course of business.

The balance sheet for the Group is presented on the liquidity basis where the assets and liabilities are presented in the order of their liquidity.

##### Functional and Presentation Currency

The consolidated financial statements are presented in New Zealand dollars which is the Group's functional and presentation currency. All amounts have been rounded to the nearest thousand, unless otherwise indicated.

##### Measurement Basis

These consolidated financial statements have been prepared under the historical cost convention, except for the following items which are measured on a fair value basis or using fair value techniques:

- Investment properties (Note 3.1)
- Land and buildings within property, plant and equipment (Note 3.2)
- Derivative financial instruments, including interest rate swaps and cash flow hedges (Note 4.4)
- Assets and liabilities recognised in business combinations (Note 5.6)

- Equity-settled share-based payment arrangements, including the long-term incentive plan (Note 5.7)
- The valuation of the put option associated with non-controlling interests (Note 4.1)

The measurement basis for each of these items is described in the relevant accounting policy notes.

##### Key Estimates and Judgements

The Board of Directors and Management are required to make judgements, estimates and assumptions in applying the accounting policies. The assumptions, estimates and judgements applied are based on experience and relevant information the Board and Management believe are reasonable. Actual results may differ from the estimates, judgements and assumptions made by the Board of Directors and Management.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are described in the following notes:

- Valuation of investment properties (Note 3.1)
- Valuation of land and buildings (Note 3.2)
- Determination of lease terms and incremental borrowing rates for lease liabilities and right-of-use assets (Note 3.4)
- Recognition of deferred tax assets and liabilities (Note 5.1)
- Impairment testing of goodwill (Note 5.2)
- Business combinations (Note 5.6)
- Derivative financial instruments, including interest rate swaps and cash flow hedges (Note 4.4)
- Equity-settled share-based payment arrangements, including the long-term incentive plan (Note 5.7)
- The valuation of the put option associated with non-controlling interests (Note 4.1)

##### New and Amended Accounting Standards and Interpretations

A number of new and amended accounting standards and interpretations have been issued but are not yet effective for the year ended 31 March 2026 and have not been early adopted by the Group.

##### Amendments to NZ IFRS 9 and NZ IFRS 7 - Classification and Measurement of Financial Instruments

The amendments clarify certain requirements relating to the classification and measurement of financial instruments and associated disclosures. The amendments are effective for annual reporting periods beginning on or after 1 January 2026. The Group does not expect the adoption of these amendments to have a material impact on its financial statements.

##### Annual Improvements to NZ IFRS Accounting Standards 2024

The Annual Improvements introduce minor amendments to a number of NZ IFRS Accounting Standards. The Group does not expect these amendments to have a material impact on its financial statements.

##### NZ IFRS 18 - Presentation and Disclosure in Financial Statements

NZ IFRS 18 will replace NZ IAS 1 *Presentation of Financial Statements* and introduces new requirements aimed at improving the presentation and disclosure of information in the financial statements. The standard introduces defined subtotals in the statement of profit or loss, including operating profit, enhanced guidance on aggregation and disaggregation of information, and new disclosures relating to management-defined performance measures. NZ IFRS 18 also introduces limited changes to the statement of cash flows.

NZ IFRS 18 is effective for annual reporting periods beginning on or after 1 January 2027. The Group is currently assessing the impact of the standard on its financial statements. While the standard does not introduce changes to recognition or measurement, it is expected to have a material impact on the presentation and disclosure of the Group's financial statements.

##### Segment Reporting

An operating segment is a component of an entity that engages in business activities which earn revenue and incur expenses and where the chief operating decision maker reviews the operating results on a regular basis and makes decisions on resource allocation.

The Group operates in one operating segment being the provision of aged care in New Zealand. The chief operating decision maker, the Board of Directors, reviews the operating results on a regular basis and makes decisions on resource allocation based on the review of Group results and cash flows as a whole. The nature of the services provided and the type and class of residents have similar characteristics within the operating segment. The Ministry of Health is a significant customer of the Group as disclosed in Note 2.1, as the Group derives care fee revenue in respect of eligible Government subsidised aged care residents. No other customers individually contribute a significant proportion of the Group's revenue. All revenue earned and assets held are in New Zealand.

### 1.2. Accounting Policies

Material accounting policies which are relevant to understanding the consolidated financial statements are disclosed in each of the applicable notes. They have been applied on a consistent basis across all periods presented in these consolidated financial statements.

##### Measurement of Fair Value

For financial reporting purposes, 'fair value' is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants (under current market conditions) at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

When estimating the fair value of an asset or liability, the Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. Inputs to valuation techniques used to measure fair value are categorised into three levels according to the extent to which the inputs are observable:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for the asset or liability.

Further information about the assumptions made in measuring fair values is included in Notes 3.1, 3.2, 4.4, 5.6 and 5.7.

## 2. OPERATING PERFORMANCE

### 2.1. Revenue

#### Revenue from Contracts with Customers

Revenue from care and village fees and recoveries income is recognised in accordance with *NZ IFRS 15 Revenue from Contracts with Customers* ("NZ IFRS 15"). Deferred management fees and rental income are considered leases under *NZ IFRS 16 Leases* ("NZ IFRS 16"), and are therefore excluded from the scope of *NZ IFRS 15*.

#### Care and Village Fees and Recoveries Income

The Group derives revenue from the provision of residential care and related services. Rest home, hospital dementia, and service fee charges (including accommodation supplements) are governed by individual care admission agreements with residents.

Residents are charged a daily care fee, with the care fee component set by the Government annually, while other charges (including accommodation supplements and additional services) are determined by the Group in accordance with the relevant agreements. Revenue is recognised net of any rebates provided to residents.

The Group derives care fee revenue in respect of eligible Government subsidised aged care residents who receive rest home, dementia or hospital level care. Government aged care subsidies received from Health New Zealand included in care fees and village services amounted to \$118.1m (2025: \$104.8m).

There are no elements of variable consideration of significant financing component associated with care and village fees and recoveries income.

Village fees are detailed within each resident's Occupation Right Agreements (ORAs) and relate to the operating costs of the village. Revenue is recognised based on the daily or weekly fees charged, reflecting the period a resident has occupied a unit.

The performance obligation of providing the care and village services is satisfied over time, as the resident simultaneously receives and consumes the benefits of the service as it is provided. Billing and revenue recognition are generally done during the same period that the performance obligation is satisfied. Payments received in advance are recorded on the statement of financial position as a contract liability and subsequently recognised through profit or loss when the services are rendered.

<b>For the year ended</b> <i>In thousands of New Zealand dollars</i>	<b>31 March 2026</b>	<b>31 March 2025</b>
Rest home, hospital and dementia fees	175,805	156,006
Accommodation Supplements	12,156	10,850
Village service fees	1,272	1,215
Other care related revenue	609	319
Rental income	83	118
Catering revenue	5,791	3,503
Other services	4,382	3,275
<b>Total</b>	<b>200,098</b>	<b>175,286</b>

#### Lease Income

##### Deferred Management Fees

Occupation Right Agreements (ORAs) confer the right to occupy a retirement unit and are considered leases under *NZ IFRS 16 Leases*.

A management fee is payable by the residents of the Group's independent living units for the right to share in the use and enjoyment of common facilities. The management fee is calculated as a percentage of the ORA amount and accrues either daily, monthly or annually for a set period, based on the terms of the individual contracts. The current ORAs accrue management fees at rates ranging from 6.67% to 10% per annum.

The management fee is payable in cash by the resident at the time of repayment (to the resident) of the refundable ORA amount due. The Group has the right to set off of the refundable occupation right agreement amount and the management fee receivable.

At year end, the management fee receivable that has yet to be recognised through profit or loss as management fee revenue is recognised as a deferred management fee liability in the statement of financial position.

#### Key Accounting Estimates and Judgements

The deferred management fee represents the difference between the management fees receivable under the ORA and the portion of the management fee accrued which is recognised on a straight-line basis over the longer of the term specified in a resident's ORA or the average expected occupancy for the relevant accommodation i.e. eight years for villas and three to four years for serviced apartments and villas (2025: Eight years for villas and three to four years for serviced apartments).

### 2.2. Expenses

<b>For the year ended</b> <i>In thousands of New Zealand dollars</i>	NOTE	<b>31 March 2026</b>	<b>31 March 2025</b>
<b>DEPRECIATION OF PROPERTY, PLANT AND EQUIPMENT</b>			
Buildings	3.2	1,338	1,344
Motor vehicles	3.2	180	158
Furniture, fixtures and fittings	3.2	3,395	2,910
Information technology	3.2	712	714
Medical equipment	3.2	424	262
<b>AMORTISATION OF INTANGIBLE ASSETS</b>			
Customer relationships	5.2	180	90
		<b>6,229</b>	<b>5,478</b>
<b>DEPRECIATION OF RIGHT-OF-USE ASSETS</b>			
Land and buildings	3.4	5,604	4,920
		<b>5,604</b>	<b>4,920</b>
<b>IMPAIRMENT OF DEVELOPMENT PROJECTS</b>			
Work in progress	3.2	1,373	—
		<b>1,373</b>	<b>—</b>
<b>Total depreciation, amortisation &amp; impairment</b>		<b>13,206</b>	<b>10,398</b>
<b>FINANCE COSTS</b>			
Interest — bank and vendor financing		4,682	6,219
Interest — lease liabilities	3.4	6,898	5,934
<b>Total finance costs</b>		<b>11,580</b>	<b>12,153</b>
<b>OTHER EXPENSES</b>			
<b>Fees paid to Auditors</b>			
Audit of consolidated financial statements		222	236
Tax compliance services <sup>1</sup>		—	28
Agreed upon procedures engagement		11	10
<b>Total fees paid to auditor</b>		<b>233</b>	<b>274</b>
Care home operating expenses		23,591	26,065
Cost of goods sold		7,423	3,847
Operating rental expenses relating to low value and short-term leases		41	37
Directors' fees and expenses		581	981
Donations and sponsorships		26	25
Loss/(gain) on sale of property, plant and equipment		2	(4)
Other expenses (no items of individual significance)		11,445	10,119
<b>Total other expenses</b>		<b>43,342</b>	<b>41,344</b>

<sup>1</sup> In the 2026 year the tax compliance services were no longer performed by the same firm as the auditors.

### 3. PROPERTY ASSETS

#### 3.1. Investment Properties

##### Accounting Policy

Investment properties include completed freehold land and buildings, freehold land and buildings under development comprising retirement villages including common facilities, provided for use by residents under the terms of a Refundable Occupation Right Agreements (ORA). Investment properties are held for long term yields and to generate rental income.

Investment properties are initially recognised at cost. After initial recognition, investment properties are measured at fair value. Gains or losses arising from a change in the fair value of investment properties are recognised in profit or loss.

Deferred management fees, are accounted for as described in Note 2.1.

As at <i>In thousands of New Zealand dollars</i>	NOTE	31 March 2026	31 March 2025
<b>INVESTMENT PROPERTIES</b>			
Opening carrying amount		77,124	73,528
Net fair value gain		1,680	3,088
Occupation Right Agreements settled		(6,101)	(6,659)
Occupation Right Agreements entered		6,101	6,659
Purchases		1,678	508
Other adjustments		10	—
<b>Closing carrying amount</b>		<b>80,492</b>	<b>77,124</b>

A reconciliation between the valuation and the amount recognised on the Consolidated Statement of Financial Position as investment properties is as follows:

	NOTE	30,849	28,850
Valuation of operator's interest		30,849	28,850
Refundable Occupation Right Agreements	3.3	38,906	37,843
Deferred management fees	3.3	6,947	7,357
Unsold/vacant units		1,150	1,100
Residential properties		2,640	1,974
		<b>80,492</b>	<b>77,124</b>

##### Valuation Process and Key Inputs

The Group's investment properties are valued on an annual basis. This year the valuations were undertaken by LVC Limited (LVC), an independent valuer. LVC are registered with the Property Institute of New Zealand, employs registered valuers and has appropriate recognised professional qualifications and recent experience in the location and category of properties being valued.

The valuation of investment property are adjusted for balances relating to refundable ORA payments and management fees receivable recognised separately on the Consolidated Statement of Financial Position and also reflected in the valuation model.

##### Unsold Units

Any developed but not yet sold units (unsold units) are valued based on recent comparable transactions, adjusted for disposal costs, holding costs and an allowance for profit and risk. This represents the fair value of the Group's interest in unsold units at reporting date.

##### Key Accounting Estimates and Judgements

As the fair value of investment properties is determined using inputs that are significant and unobservable, the Group has categorised investment properties as Level 3 under the fair value hierarchy in accordance with *NZ IFRS 13 Fair Value Measurement*.

##### Significant Unobservable Inputs

The significant unobservable inputs used in the fair value measurement of the Group's portfolio of completed investment properties are the discount rate and the property growth rate.

The following assumptions have been used to determine fair value:

Significant Input	Description	Inter-relationship Between the Key Inputs and Fair Value Measurement	2026	2025
Discount rate	Villas and serviced apartments	The pre-tax discount rate	15.5% - 19.0%	15.5% - 19.0%
	Villas	0 - 4 years anticipated annual property price growth over the cash flow	0.5% - 2.5%	0.5% - 2.5%
Property price growth rate	Serviced apartments	A significant increase/(decrease) in the property price growth rate would result in a significantly higher/(lower) fair value measurement.	0% - 2.5%	0% - 2.5%
	Villas and serviced apartments	5+ years anticipated annual property price growth over the cash flow	2.50%	2.50%

##### Sensitivities

	Adopted Value of Operator's Interest	Discount Rate		Property Growth Rates	
<b>AS AT 31 MARCH 2026</b>		+0.5%	-0.5%	+0.25%	-0.25%
Valuation \$NZ000's	30,849				
Difference \$NZ000's		(900)	850	1,150	(1,200)
Difference %		(2.9%)	2.8%	3.7%	-3.9%
<b>AS AT 31 MARCH 2025</b>		+0.5%	-0.5%	+0.25%	-0.25%
Valuation \$NZ000's	28,850				
Difference \$NZ000's		(950)	900	1,050	(1,250)
Difference %		(3.3%)	3.1%	3.6%	(4.3%)

The occupancy period is a significant component of the valuations. LVC consider the demographic profile of the village (age and gender of residents) and the average occupancy period depending on the type of unit and averages within the industry. Subsequent changes in residents are then calculated based on the period of occupancy expected for each resident as at the date of the valuation. An increase in the stabilised departing occupancy period will have a negative impact on the valuation and a decrease in the stabilised departing occupancy will have a positive impact on the valuation. The valuation calculates the expected cash flows with stabilised departing occupancy assumptions set out on the next page.

##### Significant Input

As at	31 March 2026	31 March 2025
Stabilised occupancy period — villas	8.0 yrs - 9.0 yrs	8.0 yrs - 9.0 yrs
Stabilised occupancy period — serviced apartments	3 yrs	3-4 yrs

The ingoing price achieved on subsequent ORA resales is a key unobservable input in the determination of fair value. A significant increase/(decrease) in the ingoing price (as driven by the property growth rates) would result in a significantly higher/(lower) fair value measurement.

### 3.2. Property, Plant and Equipment

#### Accounting Policy

Freehold land and buildings are measured at revalued amounts, less any subsequent accumulated depreciation and any accumulated impairment losses. All other property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. At each reporting date the carrying amount of each asset is reviewed to ensure that it does not differ materially from the asset's fair value at reporting date. Where necessary, independent valuations are performed and the asset is revalued to reflect its fair value.

Category	Useful Life Range
Buildings	50 years
Motor vehicles	5 years
Furniture, fixtures and fittings	5 - 10 years
Information technology	4 years
Medical equipment	7 years

Assets are assessed for impairment whenever events or circumstances arise that indicate the asset may be impaired. An asset's carrying amount is written down to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. Impairment losses in respect of individual assets are recognised in profit or loss unless the asset is measured at a revalued amount, in which case the impairment loss is treated as a revaluation decrease and is recognised in other comprehensive income to the extent that it does not exceed the amount in the revaluation surplus for the same asset.

Gains and losses on disposals are determined by comparing the net disposal proceeds with the carrying amount of the asset. These are included in the profit or loss.

#### Carrying Value of Assets at Historical Cost

The carrying amount at which both land and buildings would have been carried had the assets been measured under historical costs is as follows:

As at In thousands of New Zealand dollars	31 March 2026	31 March 2025
Land and buildings	97,570	91,322
Accumulated depreciation	(5,159)	(3,972)
<b>Total</b>	<b>92,411</b>	<b>87,350</b>

#### Reconciliation of Carrying Amount

In thousands of New Zealand dollars	Land and Buildings	Motor Vehicles	Furniture, Fixtures and Fittings	Information Technology	Medical Equipment	Work in Progress	Total
<b>YEAR ENDED 31 MARCH 2026</b>							
Opening net book value	96,016	436	12,084	1,429	1,057	7,192	118,214
Additions	5,547	118	5,546	444	926	2,007	14,588
Business combination <sup>1</sup>	13,600	5	961	13	90	—	14,670
Revaluation <sup>2</sup>	7,640	—	—	—	—	—	7,640
Transfers	700	—	1,013	122	150	(1,985)	—
Disposals <sup>1</sup>	(13,600)	(6)	(33)	—	—	—	(13,639)
Impairment <sup>3</sup>	—	—	—	—	—	(1,373)	(1,373)
Depreciation	(1,338)	(180)	(3,395)	(712)	(424)	—	(6,048)
<b>Closing net book value</b>	<b>108,565</b>	<b>373</b>	<b>16,175</b>	<b>1,297</b>	<b>1,799</b>	<b>5,842</b>	<b>134,051</b>
<b>AS AT 31 MARCH 2026</b>							
Cost	108,570	1,889	50,407	8,156	3,221	5,842	178,085
Accumulated Depreciation	(5)	(1,515)	(34,232)	(6,860)	(1,422)	—	(44,034)
<b>Net book value</b>	<b>108,565</b>	<b>373</b>	<b>16,175</b>	<b>1,297</b>	<b>1,799</b>	<b>5,842</b>	<b>134,051</b>

In thousands of New Zealand dollars	Land and Buildings	Motor Vehicles	Furniture, Fixtures and Fittings	Information Technology	Medical Equipment	Work in Progress	Total
<b>YEAR ENDED 31 MARCH 2025</b>							
Opening net book value	97,646	347	10,799	1,123	718	6,677	117,310
Additions	—	80	3,462	512	601	1,180	5,835
Business combination	—	167	309	—	—	—	476
Reclassification	(286)	—	286	—	—	—	—
Transfers	—	—	148	517	—	(665)	—
Disposals	—	—	(10)	(9)	—	—	(19)
Depreciation	(1,344)	(158)	(2,910)	(714)	(262)	—	(5,388)
<b>Closing net book value</b>	<b>96,016</b>	<b>436</b>	<b>12,084</b>	<b>1,429</b>	<b>1,057</b>	<b>7,192</b>	<b>118,214</b>
<b>AS AT 31 MARCH 2025</b>							
Cost	98,691	1,802	42,921	7,577	2,057	7,192	160,240
Accumulated Depreciation	(2,675)	(1,366)	(30,837)	(6,148)	(1,000)	—	(42,026)
<b>Net book value</b>	<b>96,016</b>	<b>436</b>	<b>12,084</b>	<b>1,429</b>	<b>1,057</b>	<b>7,192</b>	<b>118,214</b>

1. On 30 May 2025 the land and buildings of St Allisa care home were purchased and subsequently sold and leased back on the same day for \$13.6 million.

2. The revaluation noted in the Statement of Comprehensive Income differs from the above due to deferred tax.

3. During the year, a partial impairment of capitalised development costs was recognised for costs no longer aligned with updated project scope following a detailed review of development plans.

## Valuations

### As at 31 March 2026

The Group's thirteen properties included in land and buildings were revalued on 31 March 2026 to \$108.6 million from a carrying value immediately prior of \$101.0 million, resulting from a revaluation gain of \$6.1 million in other comprehensive income and a reversal of previous valuation losses of \$1.5 million in the profit and loss statement. The fair values of the thirteen revalued land and buildings on freehold land have been determined by reference to independent valuations obtained as at 31 March 2026. These valuations were undertaken by a Property Institute of New Zealand registered valuer, LVC Limited. LVC, an external independent valuation company employing registered valuers, has appropriate recognised professional qualifications.

### As at 31 March 2025

The Group's twelve properties included in land and buildings were revalued on 31 March 2023. Management assessed that these freehold land and buildings did not experience any significant and volatile changes in fair value necessitating a revaluation as at 31 March 2025. This assessment was informed by advice provided by the Group's land and buildings Valuer, LVC Limited (LVC) (who provides valuation services to the Group) who provided a valuation update report confirming that the carrying amounts of these freehold land and buildings did not differ materially from that which would be determined using fair value as at 31 March 2023.

## Key Accounting Estimates and Judgements

Property measurements are categorised as Level 3 (2025: Level 3) of the fair value measurement hierarchy as the fair value is determined using inputs that are unobservable.

## Significant Unobservable Inputs

The significant unobservable input used in the fair value measurement of the Group's land and buildings is the capitalisation rate applied to rentals. A significant decrease/(increase) in the capitalisation rate would result in significantly higher/(lower) fair value measurement.

## Sensitivities

As at 31 March 2026	Adopted Value	Capitalisation Rate	
Valuation \$NZ000's	108,565	+0.5%	-0.5%
Difference \$NZ000's		(8,000)	6,950
Difference %		(7.4%)	6.4%

### As at 31 March 2023

Valuation \$NZ000's	112,510	+0.5%	-0.5%
Difference \$NZ000's		(7,900)	9,200
Difference %		(7.0%)	8.2%

## 3.3. Refundable Occupation Right Agreements

### Accounting Policy

Occupation Right Agreements (ORAs) confer the right to occupy a retirement unit and are considered leases under NZ IFRS 16 Leases.

A new resident is charged a refundable security deposit, on being issued the right to occupy one of the Group's units, which is refunded to the resident subject to a new ORA for the unit being issued to an incoming resident, net of any amount owing to the Group. The Group has a legal right to set off any amounts owing to the Group by a resident against that resident's security deposit. Such amounts include management fees, rest home and hospital fees, service fees and village fees. As the refundable occupation right is repayable to the resident upon vacating the unit (subject to a new ORA for the unit being issued to an incoming resident), the fair value is equal to the face value, being the amount that can be refunded.

The right of residents to occupy the investment properties of the Group is protected by the Statutory Supervisor restricting the ability of the Group to fully control these assets without undergoing a consultation process with all affected parties.

A resident is charged a village contribution fee in consideration for the right to occupy one of the Group's units to a maximum of 30% of the entry payment.

Some residents may be charged an administration fee for the right to occupy one of the Group's units of between 3.45% and 5.0% of the entry payment.

The village contribution is payable by the resident on termination of the ORA. Village contribution is recognised as deferred management fees, Note 2.1. The management fee receivable is recognised in accordance with the terms of the resident's ORA.

The deferred management fee represents the difference between the management fees receivable under the ORA and the portion of the management fee accrued which is recognised on a straight-line basis over the longer of the term specified in a resident's ORA or the average expected occupancy for the relevant accommodation i.e. eight years for villas and three to four years for serviced apartments (2025: Eight years for villas and three to four years for serviced apartments).

The management fee recognised in the Consolidated Statement of Comprehensive Income represents income earned in line with the average expected occupancy.

As a refundable occupation license payment is repayable to the resident upon termination (subject to a new ORA being issued to an incoming resident), the fair value is equal to the face value, being the amount that can be demanded.

The expected maturity of the refundable obligations to residents is beyond 12 months.

As at In thousands of New Zealand dollars	NOTE	31 March 2026	31 March 2025
<b>REFUNDABLE OCCUPATION RIGHT AGREEMENTS</b>			
Refundable occupation right agreements		54,907	53,418
Less: Management fee receivable (per contract)		(16,001)	(15,575)
<b>Refundable Occupation Right Agreements</b>		<b>38,906</b>	<b>37,843</b>
<b>RECONCILIATION OF MANAGEMENT FEES RECOGNISED UNDER NZ IFRS AND PER ORA</b>			
Management fee receivable (per contract)		(16,001)	(15,575)
Deferred management fees	2.1	6,947	7,357
<b>Management fee receivable (per NZ IFRS)</b>		<b>(9,054)</b>	<b>(8,218)</b>
COMPRISING OF			
Current deferred management fees		2,022	2,038
Non-current deferred management fees		4,925	5,319
<b>Deferred management fees</b>		<b>6,947</b>	<b>7,357</b>

## 3.4. Leases

### Right-of-use Assets

Right-of-use assets are initially recognised at cost, comprising the amount of the initial measurement of the lease liability, any lease payments made at or before the commencement date of the lease, less any lease incentives received, any initial direct costs incurred by the Group, and an estimate of costs to be incurred by the Group in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Subsequent to initial recognition, lease assets are measured at cost (adjusted for any remeasurement of the associated lease liability), less accumulated depreciation and any accumulated impairment loss. Right-of-use assets are assessed for impairment whenever events or circumstances arise that indicate the asset may be impaired. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Right-of-use assets are depreciated over the shorter of the lease term and the estimated useful life of the underlying asset, consistent with the estimated consumption of the economic benefits embodied in the underlying asset.

### Lease Liabilities

Lease liabilities are initially recognised at the present value of the future lease payments (i.e., the lease payments that are unpaid at the commencement date of the lease). These lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined, or otherwise using the Group's incremental borrowing rate.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. Interest expense on lease liabilities is recognised in profit or loss (as a component of finance costs). Lease liabilities are remeasured to reflect changes to lease terms, changes to lease payments and any lease modifications not accounted for as separate leases.

Variable lease payments not included in the measurement of lease liabilities are recognised as an expense when incurred.

### Leases of 12 Months or Less and Leases of Low Value Assets

Lease payments made in relation to leases of 12-months or less and leases of low value assets (for which a lease asset and a lease liability has not been recognised) are recognised as an expense on a straight line basis over the lease term.

### Key Accounting Estimates and Judgements

Extension and termination options are included in a number of leases across the Group. These terms are used to maximise the operational flexibility of the Group's contracts. The majority of extension and termination options are exercisable only by the Group and not by the respective lessor. In determining the lease term, management considers all relevant facts and circumstances that create an economic incentive to exercise an extension option or not to exercise a termination option. Extension options, or periods after termination options, are included in the lease term only when the Group is reasonably certain to exercise those options. In making this assessment, the Group generally includes the first renewal period where it is assessed as reasonably certain to be exercised. Subsequent renewal periods are not included in the lease term unless there is a clear economic incentive that makes their exercise reasonably certain. This assessment is reviewed if a significant event or significant change in circumstances occurs that is within the Group's control and affects this assessment. Extension options assessed as reasonably certain to be exercised have been included in the measurement of the Group's lease liabilities.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions. The weighted average incremental borrowing rates applied by the Group is 5.1% (2025: 5%). One new lease was entered into during the year (2025: None) and no leases were cancelled during the year (2025: No leases were cancelled).

As at	31 March 2026	31 March 2025
<i>In thousands of New Zealand dollars</i>		
<b>(A) RIGHT-OF-USE ASSETS</b>		
Land and buildings under lease	158,933	137,359
Accumulated depreciation	(33,363)	(27,830)
<b>Total carrying amount of right-of-use assets</b>	<b>125,570</b>	<b>109,529</b>
<i>Reconciliation of the carrying amount of right-of-use assets at the beginning and end of the financial year:</i>		
<i>Land and buildings</i>		
Opening carrying amount	109,529	109,906
Additions <sup>1</sup>	16,542	—
Depreciation	(5,604)	(4,920)
Remeasurements	5,103	4,543
<b>Closing carrying amount</b>	<b>125,570</b>	<b>109,529</b>
<i>1. Additions during the year relate to right-of-use assets recognised on commencement of a lease for a newly leased site as disclosed in Note 5.6.</i>		
<b>(B) LEASE LIABILITIES</b>		
Current land and buildings	3,373	2,868
Non-current land and buildings	138,139	119,829
<b>Total</b>	<b>141,512</b>	<b>122,697</b>
<b>For the year ended</b>		
<i>In thousands of New Zealand dollars</i>		
<b>(C) LEASE EXPENSES AND CASH FLOWS</b>		
Interest expense on lease liabilities	6,898	5,934
Depreciation expense on right-of-use assets	5,604	4,920
Cash outflow in relation to leases	9,726	8,865
<b>(D) MATURITY ANALYSIS — CONTRACTUAL UNDISCOUNTED CASH FLOWS</b>		
Not later than 1 year	10,360	8,992
Later than 1 year and not later than 5 years	41,358	35,832
Later than 5 years	210,929	178,413
<b>Total</b>	<b>262,647</b>	<b>223,237</b>

## 4. SHAREHOLDER EQUITY AND FUNDING

### 4.1. Shareholder Equity and Reserves

	Shares	2026 \$000	Shares	2025 \$000
<b>SHARE CAPITAL</b>				
Authorised, issued and fully paid up capital	283,467,009	56,353	284,737,253	56,794
<b>Total contributed equity</b>	<b>283,467,009</b>	<b>56,353</b>	<b>284,737,253</b>	<b>56,794</b>
<b>MOVEMENTS</b>				
Opening balance of ordinary shares issued	284,737,253	56,794	284,876,742	56,820
Shares issued to employees	83,832	34	57,864	12
Share buyback scheme	(1,354,076)	(475)	(197,353)	(38)
<b>Closing balance of ordinary shares issued</b>	<b>283,467,009</b>	<b>56,353</b>	<b>284,737,253</b>	<b>56,794</b>

All ordinary shares are authorised and rank equally with one vote attached to each fully paid ordinary share. The shares have no par value. The Group incurred no transaction costs issuing shares during the year (2025:None).

During the year ended 31 March 2026, 1,351,076 ordinary shares were repurchased on market as part of the Group's on-market share buyback programme to purchase up to 0.7% of its ordinary shares from 23 December 2024 for a period of 12 months (31 March 2025: 197,353 ordinary shares were repurchased). All repurchased shares have been subsequently cancelled

### Dividends

Dividend distributions to shareholders are recognised as a liability in the period in which dividends are declared. On 21 May 2025 a final dividend of 0.80 cents per share (fully imputed) was declared and was paid on 19 June 2025. On 19 November 2025 a cash interim dividend of 1.00 cents per share (fully imputed) was declared in relation to the year ended 31 March 2026 and was paid on 18 December 2025.

On 13 May 2026 a final cash dividend of 1.20 cents per share (fully imputed) was declared and will be paid on 11 June 2026.

	Cents per share	2026 Total \$000	Cents per share	2025 Total \$000
<b>RECOGNISED AMOUNTS:</b>				
Prior year final dividend	0.80	2,278	0.70	1,994
Interim dividend	1.00	2,837	0.65	1,852
	1.80	5,115	1.35	3,846
<b>Final dividend declared</b>	<b>1.20</b>	<b>3,402</b>	<b>0.80</b>	<b>2,278</b>

### Other Reserves

#### Asset Revaluation Reserve

The asset revaluation reserve is used to record the revaluation of freehold land and buildings.

#### Share Based Payments Reserve

The share-based payments reserve represents the cumulative expense recognised for share-based payments under the Group's Long Term Incentive Plan (LTIP). In accordance with NZ IFRS 2, the fair value of Performance Share Rights is recognised as an employee benefit expense over the vesting period, with a corresponding credit to the reserve. Upon vesting, amounts are transferred to share capital. Further details of the Group's LTIP are set out in Note 5.7.

#### Cash Flow Hedge Reserve

The cash flow hedge reserve is used to record the effective portion of gains or losses on hedging instruments that are designated and qualify as cash flow hedges. Amounts are reclassified to profit or loss when the hedged forecast transactions affect profit or loss.

### Put Option Reserve

The Group holds a put option over the remaining 49% non-controlling interest in Cibus Catering Limited, exercisable on the fifth anniversary of the acquisition date. The option is valued based on a contractually agreed EV/EBITDA multiple, consistent with NZ IFRS 13.

In accordance with NZ IAS 32, a financial liability is recognised for the present value of the expected redemption amount, with a corresponding debit to equity recorded in the put option reserve, reflecting the effective acquisition of the non-controlling interest.

Subsequent remeasurement of the liability is recognised directly in equity within the put option reserve, in line with the Group's accounting policy, with no impact on profit or loss.

As at 31 March 2026, there have been no changes to key valuation inputs or assumptions, and no remeasurement has been recognised.

As at In thousands of New Zealand dollars	NOTE	31 March 2026	31 March 2025
Asset revaluation reserve	3.2	15,147	9,496
Share based payments reserve	5.7	353	130
Cash flow hedge reserve	4.4	(203)	(282)
Put option reserve		(1,127)	(1,127)
<b>Total</b>		<b>14,170</b>	<b>8,217</b>

### 4.2. Earnings per share

#### Basic and Diluted

Basic earnings per share is calculated by dividing the profit after tax of the Group by the weighted average number of ordinary shares outstanding during the year. As at 31 March 2026, there were no shares with a dilutive effect (31 March 2025: None) and therefore basic and diluted earnings per share were the same.

For the year ended In thousands of New Zealand dollars	31 March 2026	31 March 2025
Profit after tax	9,457	7,034
Weighted average number of ordinary shares outstanding ('000s)	283,862	284,874
<b>Cents per share</b>	<b>3.33</b>	<b>2.47</b>

### 4.3. Borrowings

Borrowings are initially recognised at fair value, including transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the borrowings, using the effective interest method.

As at In thousands of New Zealand dollars	31 March 2026	31 March 2025
<b>SECURED LIABILITIES</b>		
<i>Current</i>		
Other loans <sup>1</sup>	64	132
<i>Non-current</i>		
Bank loans	71,500	70,169
<b>Total</b>	<b>71,564</b>	<b>70,301</b>

<sup>1</sup> Other loans represent equipment and vehicle finance loans held by Cibus Catering Limited with Westpac New Zealand Limited \$20k (31 March 2025: \$64k) and UDC Finance \$44k (31 March 2025: \$68k). These are secured by way of equipment and vehicles themselves, and the Westpac loans also include a general security agreement over the assets and all present and after-acquired property of Cibus Catering Limited.

#### Terms and Conditions and Assets Pledged as Security

	Current \$000	Non-current \$000	Facility Limit \$000	Effective Interest Rate %	Expiry Date
<b>31 MARCH 2026</b>					
ASB Facility - A	—	7,500	20,000	5.03%	15 June 2028
ASB Facility - B	—	48,000	48,000	5.58%	15 June 2028
ASB Facility - C	—	16,000	16,000	4.63%	15 June 2028
ASB Facility - D	—	—	4,000	—	15 June 2027
Other loans	64	—	—		
	<b>64</b>	<b>71,500</b>	<b>88,000</b>		
<b>31 MARCH 2025</b>					
ASB Facility - A	—	11,700	20,000	7.29%	1 November 2026
ASB Facility - B	—	9,694	9,700	6.78%	1 November 2026
ASB Facility - C	—	14,500	14,500	6.56%	1 November 2026
ASB Facility - D	—	23,675	23,675	7.95%	6 May 2027
ASB Facility - F	—	10,600	10,600	8.15%	28 March 2027
Other loans	132	—	—		
	<b>132</b>	<b>70,169</b>	<b>78,475</b>		

#### ASB Bank Limited Loans

##### Security

The ASB Bank Limited bank committed money market loans of the Group are guaranteed by certain Group entities and secured by mortgages over the Group's care centre freehold land and buildings and rank second behind the Statutory Supervisors when the land and buildings are classified as investment property and investment property under development.

As at 31 March 2026 the balance of the bank loans over which the properties are held as security is \$71.5 million (31 March 2025: \$70.2 million), the total commitment as at 31 March 2026 is \$88.0 million (31 March 2025: \$78.6 million).

##### Other

As at 31 March 2026, the Group has a Corporate Banking Overdraft Facility Agreement with ASB Bank Limited for \$2 million (31 March 2025: \$2 million). This facility bears interest at an effective interest rate of 6.46% (31 March 2025: 7.60%) and is secured over the assets of the Group and guaranteed by certain Group entities. At 31 March 2026 no balance was drawn down (31 March 2025: None).

## Covenants

As at 31 March 2026, the Group classified its secured borrowings of \$71.5 million (31 March 2025: \$70.2 million) as non-current liabilities. These borrowings are subject to financial covenants under the Group's financing arrangements with ASB Bank Limited, which are tested and reported quarterly. The ASB Bank have set predetermined ratios within the financing arrangements for each of the following covenants:

- Fixed charge cover ratio;
- Leverage ratio; and
- Equity ratio.

For covenant purposes, Adjusted EBITDA and Net Interest are calculated based on accounting policies applied prior to the adoption of *NZ IFRS 16 Leases*, excluding the impact of right-of-use assets and lease liabilities.

The Group complied with all covenant requirements during the reporting period and as at 31 March 2026. Based on management's forecast and assessment, continued compliance is expected for at least the next 12 months, and there is no material risk that the non-current borrowings will become repayable within that period.

## Reorganisation of Borrowing Facilities

On 16 June 2025, the Group reorganised and extended its committed market loans with ASB Bank Limited. In addition to extending the expiry dates, the changes included:

- Re-financing and consolidation of previous Facilities B, C & D into a new Facility B;
- Refinancing previous Facility F into a new Facility C, with additional capacity intended to finance the acquisition of land in Belfast, Christchurch;
- Establishing a new Facility D to fund approved development projects.

On 2 March 2026, \$5.5 million was drawn down from Facility C to allow for the acquisition of land in Belfast, Christchurch.

## 4.4. Interest Rate Swaps

The Group uses interest rate swaps to manage its risk associated with interest rate fluctuations. Interest rate swaps are initially recognised at fair value on the date a contract is entered into and are subsequently measured at fair value on each reporting date. The fair values of the interest rate swaps are determined based on cash flows discounted to present value using current market interest rates. The non-current portion of interest rate swaps comprised of \$0.2 million in liabilities (2025: \$0.3 million). The Group has 49% (2025: 42%) of interest-bearing borrowings covered by fixed interest rate swap agreements.

## Cash Flow Hedges

The Group has entered into interest rate swaps to manage its interest rate risk in relation to its floating rate debt. These interest rate swaps qualify for cash flow hedge accounting. When interest rate swaps meet the criteria for cash flow hedge accounting, the effective portion of the gain or loss on the hedging instrument is recognised in other comprehensive income, while the ineffective portion is recognised in the income statement. Amounts taken to reserves are transferred out of reserves and included in the measurement of the hedged transaction when the forecast transaction occurs. When interest rate swaps do not meet the criteria for cash flow hedge accounting, all movements in fair value of the hedging instrument are recognised in the income statement. Under the interest rate swap agreements that qualify for cash flow hedge accounting, the Group has a right to receive interest at variable rates and to pay interest at fixed rates ("payer interest rate swap agreements"). These agreements effectively change the Group's interest exposure on the principal covered by the interest rate swaps from a floating rate to fixed rates, which range between 3.54% and 4.31% (2025: 3.71% and 4.31%). At 31 March 2026, the Group had interest rate swap agreements in place with a total notional principal amount of \$35 million (2025: \$30 million). Of the swaps in place, at 31 March 2026, all were active.

The fair value of these agreements at 31 March 2026 is a \$0.2 million liability. The agreements cover notional amounts for terms of up to three years. The notional principal amounts and the period of expiry of the cash flow hedge interest rate swap contracts are as follows:

As at In thousands of New Zealand dollars	31 March 2026	31 March 2025
Less than 1 year	15,000	—
Between 1 and 2 years	15,000	10,000
Between 2 and 3 years	—	20,000
Between 3 and 4 years	5,000	—
<b>Total</b>	<b>35,000</b>	<b>30,000</b>

## 5. OTHER DISCLOSURES

### 5.1. Income Tax

#### Key Accounting Estimates and Judgements

##### Deferred Tax on Investment Property

Deferred tax on investment property is assessed on the basis that the asset value will be realised through use ("Held for Use").

An initial recognition exemption has been applied to newly developed village sites in accordance with *NZ IAS 12 Income Taxes*.

The Group's ORAs comprise two distinct cash flows (being an ORA deposit upon entering the unit and the refund of this deposit upon exit). In determining the tax base of investment property, the Group considered whether taxable cash flows are received at the end of the ORA period (i.e. upon refund of the ORA deposit by way of set off on exit by a resident) or at the beginning of the ORA period (i.e. at time of the receipt of the ORA deposit). The Group has carefully evaluated all the available information and considers it appropriate to recognise and measure the tax base and associated deferred tax based on the taxable cash flows being receivable at the end of the ORA period as this best represents the Group's contractual entitlement.

In calculating deferred tax under the Held for Use methodology, the Group has made significant judgements to determine taxable temporary differences. The carrying value of the Group's investment property is determined on a discounted cash flow basis and includes cash flows that are both taxable and non-taxable in the future. The Group has recognised deferred tax on the cash flows with a future tax consequence being DMF as provided by LVC, to the extent that it arises from depreciable components (i.e. buildings) of the investment property. The Group uses the valuer's valuations to estimate the apportionment of cash flows arising from the depreciable (i.e. buildings) and non-depreciable components (i.e. land).

##### Deferred Tax on Buildings

The impact of the removal of tax depreciation on commercial buildings, which reduced the tax base to nil, created a significant taxable temporary difference for all of the Group's care home buildings classified as Property, Plant and Equipment, irrespective of their date of acquisition. The recognition of this temporary difference as a deferred tax liability depends on whether the buildings were acquired through business combination or whether the initial recognition exception (IRE) in *NZ IAS 12* was previously applied.

For the year ended In thousands of New Zealand dollars	31 March 2026	31 March 2025
<b>(A) COMPONENTS OF TAX EXPENSE</b>		
Current tax	3,541	1,618
Deferred tax	745	1,457
<b>Total tax expense</b>	<b>4,286</b>	<b>3,075</b>
<b>(B) INCOME TAX RECONCILIATION</b>		
<i>The prima facie tax payable on profit before tax is reconciled to the income tax expense as follows:</i>		
Prima facie income tax payable on profit before tax at 28.0%	4,015	2,933
Permanent differences	(207)	(269)
Over provision for income tax in prior year	(78)	(396)
Deferred tax impact from reversal of depreciation on buildings	446	824
Other	110	(17)
<b>Income tax expense attributable to profit</b>	<b>4,286</b>	<b>3,075</b>

As at <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>(C) DEFERRED TAX</b>		
<i>Deferred tax assets</i>		
Lease liabilities	39,624	34,355
Provisions	2,858	3,231
Deferred management fee income	—	74
<b>Total deferred tax asset</b>	<b>42,481</b>	<b>37,660</b>
<i>Deferred tax liabilities</i>		
Property, plant and equipment	4,170	2,779
Customer relationships	177	228
Deferred management fee income	387	—
Right-of-use assets	35,159	30,668
Deferred tax impact from reversal of depreciation on buildings	11,964	12,124
<b>Total deferred tax liability</b>	<b>51,858</b>	<b>45,799</b>
<b>Net deferred tax liabilities</b>	<b>(9,377)</b>	<b>(8,139)</b>

For the year ended <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>(D) DEFERRED INCOME TAX EXPENSE COMPRISES:</b>		
<i>Through profit included in income tax expense</i>		
Decrease/(Increase) in deferred tax assets	(4,821)	669
Increase in deferred tax liabilities	5,566	535
Increase in deferred tax liabilities as a result of acquisition	—	253
	<b>745</b>	<b>1,457</b>
<i>Through other comprehensive income</i>		
Increase in deferred tax liabilities	493	—
	<b>493</b>	<b>—</b>

Deferred tax assets are recognised for deductible temporary differences as Management considers that it is probable that future taxable profits will be available to utilise those temporary differences.

For the year ended <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>(E) IMPUTATION CREDITS AVAILABLE FOR USE IN SUBSEQUENT PERIODS</b>		
Balance at the beginning of the year	8,133	7,028
Dividends paid	(1,988)	(1,496)
Credits received from subsidiaries	248	—
New Zealand tax payments, net of refunds	4,420	2,601
Credits foregone following changes in shareholder continuity <sup>1</sup>	(7,247)	—
<b>Balance at the end of the year</b>	<b>3,566</b>	<b>8,133</b>

<sup>1</sup> On 22 May 2025, Wave Rider Holdings Limited (as trustee of the Wave Rider Trust), an entity associated with Brien Cree, sold its entire 95,312,500 shareholding in Radius Care to Kade Kings Limited (also associated with Brien Cree). This transfer contributed to a break in shareholder continuity, causing the forfeiture of historical imputation credits.

## 5.2. Intangible Assets

### Goodwill

As at <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
Goodwill at cost	17,255	17,255
Customer relationships	633	813
<b>Total</b>	<b>17,888</b>	<b>18,068</b>
<i>Goodwill by cash generating unit (CGU)</i>		
Care	16,063	16,063
Catering business	1,192	1,192
<b>Total</b>	<b>17,255</b>	<b>17,255</b>

### Key Accounting Estimates and Judgements

Goodwill is allocated to twenty one (2025: Twenty one) individual CGUs within the Group which are various individual residential care, village and a catering businesses acquired by the Group.

Corporate office cash flows incurred by the Group is allocated to each CGU based on bed numbers.

### Care CGUs Recoverable Amount

The recoverable amount of CGUs as at reporting date has been determined based on its fair value less costs of disposal, determined using discounted cash flows that includes Management's estimates based on past performance and its expectation for the future performance for up to five years. These estimates are based on budgeted projections of occupancy levels, sales growth and changes to cost structures. Cash flows from performance thereafter are estimated using a standard growth rate deemed to be reasonable by Management.

The key assumptions used for discounted cash flows calculations are as follows:

- Cash flows for year one are based on the budget approved by the Board of Directors, with years two to five based on management forecasts.
- The cash flow period used in the calculations was five years (2025: Five years).
- The post-tax discount rate applied in the calculations was between 9.9% and 11.5% (2025: Post-tax between 10.5% and 12.0%). The pre-tax discount rate applied in the calculations was between 12.9% and 15.2% (2025: Pre-tax between 13.6% and 15.7%).
- The terminal growth rate applied in the calculations was 2.0% (2025: 2.0%).
- Occupancy projections vary between CGU based on actual and expected occupancy rates.

Management believes that no reasonably possible changes in any of the above key assumptions would cause the carrying value of the goodwill to be materially lower than its recoverable amount.

The recoverable amount of the individual care sites as at 31 March 2026 has been determined based on fair value less costs of disposal, determined using discounted cash flows. As the recoverable amount of individual care sites was determined using inputs that are significant and unobservable, the Group has categorised these inputs as Level 3 under the fair value hierarchy in accordance with NZ IFRS 13 Fair Value Measurement. The significant unobservable inputs used in the fair value measurement of the recoverable amount of the Group's individual care sites were as described above, year one to five forecast cash flows, a pre-tax discount rate, a terminal growth rate and occupancy projections based on actual and expected occupancy rates.

- A significant increase/(decrease) in the forecast cash flows, terminal growth rate, and occupancy projections and rates, assumptions would result in a significantly higher/(lower) fair value measurement.
- A significant increase/(decrease) in the pre-tax discount rate would result in a significantly (lower)/higher fair value measurement.

### Catering business CGU Recoverable Amount

The recoverable amount of the Cibus Catering Limited (Cibus) business CGU has been determined as at reporting date using the Value in Use (VIU) method. The VIU calculation is based on a five-year discounted cash flow model, prepared using Board-approved forecasts, with a terminal growth rate applied thereafter. The model includes only third-party revenue and actual gross profit margins achieved in FY26.

The key assumptions used for the discounted cash flows are as follows:

- Cash flows for year one are based on the budget approved by the Board of Directors, with years two to five based on management forecasts.
- The cash flow period used in the calculations was five years (2025: Five years).
- The post-tax discount rate applied in the calculations was between 9.9% and 11.5% (2025: Post-tax between 10.5% and 12.0%). The pre-tax discount rate applied in the calculations was between 12.9% and 15.2% (2025: Pre-tax between 13.6% and 15.7%).
- The terminal growth rate applied in the calculations was 2.0% (2025: 2.0%).
- Management fee allocations reflect actual Cibus structure.

Management believes that no reasonably possible changes in any of the above key assumptions would cause the carrying value of the goodwill to be materially lower than its recoverable amount.

### Customer Relationships

As at <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>CUSTOMER RELATIONSHIPS</b>		
Opening balance	813	—
Additions	—	903
Amortisation	(180)	(90)
<b>Closing net book value</b>	<b>633</b>	<b>813</b>

The Group recognises an intangible asset of \$0.6 million (2025: \$0.8 million) attributable to customer relationships. The asset reflects the present value of expected future gross profit from contracts with external customers over the 12-month period ending 31 March 2026 and is amortised over a five year's. Significant judgement was applied in determining the appropriate valuation approach. Management considered and ultimately did not apply a long-term forecast model, as Cibus' customer contracts are generally short-term and cancellable with three months' notice. The business operates in the aged care catering sector, which is characterised by competitive tender processes, high customer turnover, and limited long-term contractual lock-in. As a result, a valuation based on the expected gross profit from existing external customer contracts over a one-year period was deemed more appropriate than longer-term models reliant on renewal rates or customer retention forecasts. Internal customers within the Group were excluded from the valuation. Management used contract-level data and gross profit history to calculate the present value of the forecast earnings and considered this to be the best available estimate of the asset's fair value at the date of acquisition. No indicators of impairment were identified at 31 March 2026 (2025: No indicators of impairment).

### 5.3. Trade and Other Receivables

Trade receivables are amounts due from residents and Government agencies in the ordinary course of business and are recognised initially at fair value being the transaction price plus any transaction costs. Subsequent to initial recognition, receivables from contracts with customers are measured at amortised cost using the effective interest method less impairment.

As at <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>CURRENT</b>		
Trade receivables	11,624	11,515
Allowance for credit losses	(806)	(672)
	<b>10,818</b>	<b>10,843</b>
NZX listing bond	75	75
Prepayments	1,799	1,904
Accrued Income	296	663
	<b>2,170</b>	<b>2,642</b>
<b>Total</b>	<b>12,988</b>	<b>13,485</b>

### Recognition, Measurement and Judgements in Applying Accounting Policies

When measuring expected credit losses ("ECL") the Group uses reasonable and supportable forward looking information, which is based on assumptions for future movement of different economic drivers and how these drivers will affect each other.

The expected credit losses on trade receivables are estimated using a provision matrix by reference to past default experience of the debtors and an analysis of the debtors' current financial positions, adjusted for factors that are specific to the debtors, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

The Group has the following financial assets subject to the application of the expected credit loss model:

- Trade receivables from care operations for the provision of care fees revenue for rest home and hospital fees. These are split between private amounts owed by residents and amounts due from agencies such as the Ministry of Health and Accident Compensation Corporation.
- Trade receivables from village operations for the provision of weekly service fees and occupation licence payment receivables. These are receivable from residents.

The following table provides information about the risk profile of trade receivables from contracts with residents and Government agencies using a provision matrix. The information in the below table does not distinguish between resident or product types as the Group's historical credit loss experience does not show different patterns for different resident or product types.

### Expected Credit Losses

	Not Past Due	Days Past Due			Total
		31-60	61-90	91 & Over	
<b>AS AT 31 MARCH 2026</b>					
Estimated total gross carrying amount (\$000)	9,176	319	186	1,943	11,624
Expected credit loss rate (%)	0.2%	0.3%	2.2%	40.3%	6.9%
<b>Expected credit loss rate (\$000)</b>	<b>18</b>	<b>1</b>	<b>4</b>	<b>783</b>	<b>806</b>

<b>AS AT 31 MARCH 2025</b>					
Estimated total gross carrying amount (\$000)	7,616	827	322	2,750	11,515
Expected credit loss rate (%)	0.2%	0.4%	1.9%	23.5%	5.8%
<b>Expected credit loss rate (\$000)</b>	<b>15</b>	<b>3</b>	<b>6</b>	<b>648</b>	<b>672</b>

### 5.4. Trade and Other Payables and Provisions

The Group's obligation in respect of employees' defined contribution entitlements is limited to the contributions payable at the end of the reporting period.

As at <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>CURRENT</b>		
<i>Unsecured trade and other payables</i>		
Trade creditors	3,548	5,273
GST payable	1,524	1,414
Other payables	155	321
Accrued expenses	4,487	2,228
<i>Provisions</i>		
Annual leave	8,411	7,490
Other employee entitlements	7,779	6,134
<b>Total</b>	<b>25,904</b>	<b>22,860</b>

### 5.5. Related Party Transactions

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The financial statements of subsidiaries are prepared for the same reporting period as the parent entity, using consistent accounting policies.

All intercompany transactions and balances are eliminated. The subsidiaries are consolidated from the date the Group gains control until the date on which control ceases.

Name of Entity	Principal Activities	Ownership Interests and Voting Rights		Class of Shares
		2026	2025	
Cibus Catering Limited	Residential Catering – aged care and boarding schools	51%	51%	Ordinary
Clare House Retirement Village Limited	Operating entity for Clare House Retirement Village and property owning entity for the Clare House care home	100%	100%	Ordinary
Elloughton Grange Village Limited	Operating entity for Elloughton Retirement Village	100%	100%	Ordinary
Luma Brands Limited Established 3 March 2026	Operating entity for the import and distribution of medical supplies	100%	N/A	Ordinary
Radius (Belfast) Limited Established 5 June 2025	Property owning company for land purchased in Belfast, Christchurch	100%	N/A	Ordinary
Radius Care Holdings Limited	Property owning entity for St Helenas, Thornleigh Park, Lexham Park, Elloughton Gardens, Heatherlea, Windsor Court, Taupaki Gables, Peppertree, St Joans and Fulton care homes	100%	100%	Ordinary
Radius Care Limited (non-trading)	Dormant	100%	100%	Ordinary
Radius Health Limited Established 4 July 2025	Dormant	100%	N/A	Ordinary
Radius Matamata Retirement Village Limited	Operating entity for Matamata Retirement Village	100%	100%	Ordinary
Radius SPV Limited	Property owning entity for Matamata Country Lodge and Matamata Retirement Village	100%	100%	Ordinary
R Connect Limited	Staff placement company providing short term staffing solutions	100%	100%	Ordinary
Windsor Lifestyle Estate Limited	Operating entity for Windsor Retirement Village	100%	100%	Ordinary

### Key Management Personnel Compensation and Other Related Parties

Key management personnel are all executives and Directors with the authority for the strategic direction and management of the Group.

Related Party	Relationship
Brien Cree	Director and Ultimate Shareholder (via Kade Kings Limited)
Bret Jackson	Director and Ultimate Shareholder (via Takatimu Investments Limited)
Duncan Cook	Director and Shareholder
Hamish Stevens	Director and Shareholder
Mary Gardiner	Director
Tom Wilson	Director and Shareholder
Kade Kings Limited	Director (Brien Cree)
Barefoot Crue Limited	Common Director (Duncan Cook)
InforMe Limited	Common Director (Duncan Cook), Common Shareholder (Valhalla Capital Limited)
Neil Foster	Shareholder
Takatimu Investments Limited	Shareholder
Tasman Advisory Limited	Common Director (Bret Jackson)
Time Capital NZ Limited	Common Shareholder (Tom Wilson)
Valhalla Capital Limited	Common Director (Brien Cree)
Warehouse Storage Limited	Common Shareholder (Neil Foster)
Wave Rider Trust	Common Beneficiary (Brien Cree)

**Key Management Personnel Compensation**

<b>For the year ended</b> <i>In thousands of New Zealand dollars</i>	<b>31 March 2026</b>	<b>31 March 2025</b>
Directors' remuneration and expenses	581	981
Dividends to Director related entities	1,845	1,384
Key management personnel salaries and other short term employee benefits	3,844	3,554
Key management personnel dividends	6	2
<b>Total Director and key management payments</b>	<b>6,276</b>	<b>5,921</b>
<b>OTHER RELATED PARTIES</b>		
<i>Catering services</i>		
Cibus Catering Limited (up to 30 September 2024) <sup>1</sup>	–	4,442
<i>Software fees</i>		
InforMe Limited	30	–
<i>Consulting fees</i>		
Barefoot Crue Limited <sup>2</sup>	391	250
Tasman Advisory Limited <sup>3</sup>	29	–
<i>Rent paid</i>		
Warehouse Storage Limited	1,979	1,123
<i>Rent received and utility recharges</i>		
Cibus Catering Limited (up to 30 September 2024) <sup>1</sup>	–	35
<i>Personal guarantee fee</i>		
Wave Rider Trust	170	170
<i>Disposal of land and buildings</i>		
Warehouse Storage Limited	13,600	–
<i>Business acquisition</i>		
Valhalla Capital Ltd	–	465

1. A 51% shareholding in Cibus Catering Limited was purchased in October 2024 and now forms part of the consolidated financial statements.

2. Predominantly relates to services provided in respect of General Counsel and the St Allisa acquisition (2025; predominantly relates to General Counsel services).

3. Related to additional services provided.

**5.6. Business Combinations****Summary of Acquisition**

On 30 May 2025, the Group acquired 100% of the assets and liabilities of St Allisa, a dementia, rest home and hospital care home. Concurrent with the acquisition, the Group entered into a sale and leaseback transaction for the land and buildings associated with the care home. The land and buildings was sold to Warehouse Storage Limited for \$13.6 million and immediately leased back to the Group. The lease has an initial term of 30 years, with two 10-year renewal options.

Details of the purchase consideration, the net assets acquired are as follows:

<b>As at</b> <i>In thousands of New Zealand dollars</i>	<b>2026 Fair Values</b>
<i>Purchase consideration</i>	
Cash paid	14,623
<b>Total</b>	<b>14,623</b>
<i>The assets and liabilities recognised as a result of the acquisition are as follows:</i>	
Property, plant and equipment	14,670
Trade and other payables	(56)
Trade and other receivables	9
<b>Net assets and liabilities recognised</b>	<b>14,623</b>
<i>The assets and liabilities sold are as follows:</i>	
Property, plant and equipment (land and buildings)	(13,600)
<b>Net assets and liabilities sold</b>	<b>(13,600)</b>

**Revenue and Profit Contribution**

The acquired business contributed revenues of \$7.8 million and a loss before tax of (\$0.2 million) to the group for the period from 30 May 2025 to 31 March 2026.

If the acquisition had occurred on 1 April 2025, pro-forma revenue and loss before tax for the year ended 31 March 2026 would have been \$9.3m and \$0.3 million respectively. These amounts have been calculated using the business units results and adjusting them for:

- differences in the accounting policies between the group and the subsidiaries, and
- the additional depreciation and amortisation that would have been charged assuming the fair value adjustments to property, plant and equipment had applied from 1 April 2025.

**5.7. Long Term Incentive Plan (LTIP)**

On 7 August 2025 the Shareholders approved a Long Term Incentive Scheme for senior executives ('LTIP').

**Performance Hurdles**

The Performance Share Rights (PSRs) have been divided into three tranches. All PSRs relevant to each tranche will vest into ordinary shares in Radius if the 10-day VWAP, for the 10 trading days immediately prior to (and not including) the grant date, is equal to or greater than the target share price. The three tranches are:

- Tranche 1 will vest if the weighted average price of ordinary shares on the NZX Main Board over the 10 NZX trading days ("10 Day VWAP") before 31 July 2027 is equal to or greater than 44 cents.
  - If Tranche 1 does not vest, the share rights in that tranche will be added to and form part of Tranche 2, and will be eligible to vest in accordance with (c) or (e) below.
  - Tranche 2 will vest if the 10 Day VWAP as at 31 July 2028 is equal to or greater than 66 cents.
  - If Tranche 2 does not vest, the share rights in that tranche will be added to and form part of Tranche 3, and will be eligible to vest in accordance with (e) below.
  - Tranche 3 will vest if 10 Day VWAP as at 31 July 2029 is equal to or greater than 88 cents.
- In addition, if:
- a "Change of Control Transaction" (that is a takeover, merger or the like) occurs which results in a person or group becoming the controller of a majority of the voting shares of Radius Care; and
  - the price or consideration per share paid in that Change of Control Transaction is equal to or greater than the share price specified in (a), (c) or (e) above in respect of a tranche which has not vested, then the share rights in that tranche will vest on completion of that Change of Control Transaction.

## Recognition and Measurement

On 7 August 2025, 11,363,644 share rights were issued for nil consideration and a nil exercise price in relation to the LTIP Scheme. On 23 October 2025, a further 909,092 share rights were granted on the same terms and conditions as other participants. On 30 March 2026, 909,092 share rights lapsed and no share rights were exercised or expired during the period.

The fair value of Performance Share Rights granted during the year was determined at grant date using a Monte Carlo valuation model. The fair value per right ranged from approximately \$0.10 to \$0.19 (depending on tranche).

On 18 July 2025, the preceding share scheme, issued on 18 July 2022, lapsed with no shares vesting under the scheme.

## 5.8. Non-Controlling Interests

The following table summarises the information relating to each of the Group's subsidiaries that has material non-controlling interests, before any intra-group eliminations.

### Cibus Catering Limited

<i>For the year ended</i> <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>ASSETS</b>		
Cash and cash equivalents	1,543	1,679
Trade and other receivables	489	445
Inventories	105	119
Property, plant and equipment	467	455
Deferred tax asset	99	113
<b>Total assets</b>	<b>2,703</b>	<b>2,811</b>
<b>LIABILITIES</b>		
Trade and other payables	(2,061)	(1,875)
Current tax liabilities	(116)	(312)
Borrowings	(64)	(132)
<b>Total liabilities</b>	<b>(2,241)</b>	<b>(2,319)</b>
<b>Net assets</b>	<b>462</b>	<b>492</b>
Net assets attributable to NCI	227	241
<i>For the year ended</i> <i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
Revenue from contracts with customers	16,714	8,038
Profit	1,217	744
Other comprehensive income (OCI)	—	—
<b>Total comprehensive income</b>	<b>1,217</b>	<b>744</b>
Profit allocated to NCI	596	365
OCI allocated to NCI	—	—
Cash flows from operating activities	1,346	765
Cash flows from investment activities	(164)	(39)
Cash flows from financing activities	(1,318)	(45)
<b>Net (decrease)/ increase in cash and cash equivalents held</b>	<b>(136)</b>	<b>681</b>
Net (decrease)/ increase in cash and cash equivalents held allocated to NCI	(67)	333

## 5.9. Financial Risk Management

The Group is exposed to the following financial risks in the normal course of business:

- a. Credit risk
- b. Liquidity risk
- c. Interest rate risk

The Board of Directors reviews and agrees on policies for managing each of these risks as summarised below:

<i>As at</i> <i>In thousands of New Zealand dollars</i>	NOTE	31 March 2026	31 March 2025
<b>AMORTISED COST FINANCIAL ASSETS</b>			
Cash and cash equivalents		2,823	2,571
Trade and other receivables	5.3	10,818	10,843
<b>Total assets</b>		<b>13,641</b>	<b>13,414</b>
<b>AMORTISED COST FINANCIAL LIABILITIES</b>			
Trade and other payables	5.4	9,714	9,236
Lease liabilities	3.4	141,512	122,697
Interest rate swaps	4.4	203	282
Borrowings	4.3	71,564	70,301
Refundable Occupation Right Agreements	3.3	38,906	37,843
<b>Total liabilities</b>		<b>261,899</b>	<b>240,359</b>

### (a) Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

The Group's exposure to credit risk, or the risk of counterparties defaulting arises mainly from cash at bank, trade and other receivables.

The maximum exposure to credit risk, excluding the value of any collateral or other security, at reporting date, of recognised financial assets is the carrying amount of those assets, net of any provisions for impairment of those assets, as disclosed in the consolidated statement of financial position and notes to consolidated financial statements.

The Group has no significant concentrations of credit risk. The Group's trade receivables represent distinct trading relationships with each of its residents and various Government agencies. The only large trade receivables relate to residential care subsidies which are receivable in aggregate from Health New Zealand, Work and Income New Zealand and the Accident Compensation Commission. These entities are not considered a credit risk.

The Group does not have any material credit risk exposure to any single counterparty or group of counterparties under financial instruments entered into by the Group.

### Cash Deposits and Other Receivables

Credit risk for cash deposits is managed by holding all cash deposits with high credit rating financial institutions, i.e. major registered New Zealand banks.

### Trade Receivables

Credit risk with respect to trade receivables is limited due to the large number of customers which qualify for Ministry of Health funding in relation to payment of our services. Amounts owed by the residents are generally unsecured. Credit risk is managed through the use of admission agreements for all residents, which gives contractual rights to the Group in relation to security and collection of debts in circumstances where there is no entitlement to Ministry of Health funding. All admissions are reviewed to ensure a duly completed admission agreement is available. The loss allowance for expected credit losses of trade receivables is provided in Note 5.3. As the Group undertakes transactions with a large number of customers and regularly monitors payment in accordance with credit terms, the financial assets that are neither past due nor impaired, are expected to be received in accordance with the credit risk.

**(b) Liquidity Risk**

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities.

The Group has liquidity risk with respect to its repayment obligations of financial liabilities.

The Group maintains a rolling 90 day forecast of daily cash flows to ensure it will have sufficient liquidity to meet its liabilities as they fall due. This is linked to a monthly rolling forecast which provides directional liquidity expectations for a minimum of a further twelve months.

The Group has a bank facility which is subject to certain covenant clauses, whereby it is required to meet certain key performance indicators. This bank facility is provided by the ASB Bank. Refer to Note 4.3 for further information on the Group's banking facility and covenant compliance.

The following table outlines the Group's remaining contractual maturities for non-derivative financial instruments. The amounts presented in the table are the undiscounted contractual cash flows of the financial liabilities allocated to time bands based on the earliest date on which the Group can be required to pay.

<i>In thousands of New Zealand dollars</i>	Less than 1 Year	Between 1 and 2 Years	Between 2 and 5 Years	Over 5 Years
<b>AS AT 31 MARCH 2026</b>				
Trade and other payables	9,714	—	—	—
Lease liabilities	10,360	10,436	30,922	210,929
Borrowings	64	—	71,500	—
Refundable Occupation Right Agreements <sup>1</sup>	38,906	—	—	—
	<b>59,044</b>	<b>10,436</b>	<b>102,422</b>	<b>210,929</b>
<b>AS AT 31 MARCH 2025</b>				
Trade and other payables	9,236	—	—	—
Lease liabilities	8,992	9,008	26,824	178,413
Borrowings	—	—	70,169	—
Refundable Occupation Right Agreements <sup>1</sup>	37,843	—	—	—
	<b>56,071</b>	<b>9,008</b>	<b>96,993</b>	<b>178,413</b>

<sup>1</sup> The refundable ORAs are repayable to the resident on vacation of the unit or on the termination of the occupation right agreement and subsequent resale of the unit. The expected maturity of the refundable ORAs is shown in note 3.3.

**c. Interest Rate Risk**

The Group is exposed to interest rate risk in relation to its interest earning cash deposits and its interest bank borrowings. Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market interest rates. The Group manages interest rate risk by maintaining a mix of variable rate and fixed rate borrowings, including interest rate swaps described in Note 4.4.

Interest rates on cash at bank are subject to market risk in the event of changes its interest rates. Interest rates on non-current bank borrowings are generally subject to review annually or at shorter intervals, and interest rates on current borrowings can be reviewed at the lender's discretion.

The following table outlines that Group's exposure to interest rate risk in relation to future cash flows and the effective weighted average interest rates on classes of financial assets and financial liabilities:

<i>In thousands of New Zealand dollars</i>	Interest Bearing	Non-interest Bearing	Total Carrying Amount	Weighted Average Effective Interest Rate
<b>As at 31 March 2026</b>				
<b>FINANCIAL INSTRUMENTS</b>				
<i>Financial assets</i>				
Cash	2,823	—	2,823	0.0% Fixed
<i>Financial liabilities</i>				
Bank and other loans	(71,564)	—	(71,564)	5.31%
Interest rate swaps	(203)	—	(203)	
Lease liabilities	(141,517)	—	(141,517)	5.1% Fixed
<b>Total</b>	<b>(213,284)</b>	<b>—</b>	<b>(213,284)</b>	
<b>As at 31 March 2025</b>				
<b>FINANCIAL INSTRUMENTS</b>				
<i>Financial assets</i>				
Cash	2,571	—	2,571	0.0% Fixed
<i>Financial liabilities</i>				
Bank and other loans	(70,301)	—	(70,301)	7.42%
Interest rate swaps	(282)	—	(282)	
Lease liabilities	(122,697)	—	(122,697)	5.0% Fixed
<b>Total</b>	<b>(193,280)</b>	<b>—</b>	<b>(193,280)</b>	

The interest rate on the Group's bank loans is fixed for a relevant 'Interest period' (being either 30, 60, 90 or 180 days) and comprised of the Base Rate (equal to the BKBM on the first day of the relevant Interest Period), plus a Margin and Line fee in accordance with the Group's agreement with the bank. The weighted average interest period term as at 31 March 2026 was 84 days (2025: 30 days).

No other financial assets or financial liabilities are expected to be exposed to interest rate risk.

**Sensitivity**

If interest rates were to increase/decrease by 100 basis points from the rates prevailing at the reporting date, assuming all other variables remain constant, then the impact of profit for the year and equity would be as follows:

<i>In thousands of New Zealand dollars</i>	31 March 2026	31 March 2025
<b>For the year ended</b>		
<i>+ / - 100 basis points</i>		
Impact on profit after tax	(515)	(506)
Impact on equity	(144)	(142)

## 5.10. Contingent Liabilities

### Lester Heights Business

26 June 2013, the Group entered into an agreement to sell the Lester Heights business. The sale was settled on 31 August 2013. One of the conditions of sale is that in the event that the new business owner defaults on the rental payments, the Group is required to guarantee the rent. No amounts have been paid to date, but in the event that a default occurs, the potential cost to the Group is an annual rent of \$286,210 (2025: \$286,210) per annum until 2029. The Group will likely assume operations at this care home, in the event of a default. At reporting date the Group has assessed the likelihood of the new business owner defaulting on the rental payment as not probable (2025: Not probable).

### Other

There were no other material contingent liabilities at reporting date (31 March 2025: None).

## 5.11. Commitments

At 31 March 2026, the Group had capital commitments of \$2.7 million (31 March 2025: None).

There are no significant unrecognised contractual obligations entered into for future repairs and maintenance at balance date.

## 5.12. Events Subsequent to Reporting Date

### Dividends

On 13 May 2026, the Board declared a final dividend of 1.20 cents per share (fully imputed), that is due to be paid on 11 June 2026.

### Acquisition of a Care Home

On 1 April 2026, the Group entered into an agreement to acquire the business and assets of the Karori Village care home in Wellington for \$13.6 million. The agreement is conditional only on usual regulatory approvals.

Settlement is expected to take place on Tuesday 26 May 2026.

### Other

There has been no other matter or circumstance which has arisen since 31 March 2026 that has significantly affected or may significantly affect:

- a. the operations, in financial years subsequent to 31 March 2026, of the Group; or
- b. the results of those operations; or
- c. the state of affairs, in financial years subsequent to 31 March 2026, of the Group.

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## INDEPENDENT AUDITOR'S REPORT

### To the Shareholders of Radius Residential Care Limited

#### Report on the Audit of the Consolidated Financial Statements

#### Opinion

We have audited the consolidated financial statements of Radius Residential Care Limited and its subsidiaries ('the Group') on pages 31 to 64, which comprise the consolidated statement of financial position as at 31 March 2026, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 March 2026, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with New Zealand Equivalents to International Financial Reporting Standards ('NZ IFRS') and International Financial Reporting Standards ('IFRS').

Our report is made solely to the Shareholders of the Group. Our audit work has been undertaken so that we might state to the Shareholders of the Group those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Shareholders of the Group as a body, for our audit work or for our report.

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) ('ISAs (NZ)'). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ('IESBA Code'), and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other than in our capacity as auditor and provider of other assurance services we have no relationship with, or interests in, Radius Residential Care Limited or any of its subsidiaries. The provision of these other assurance services has not impaired our independence.

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the key audit matter
<p><b>Valuation of investment properties and land and buildings</b></p> <p>As disclosed in Note 3.1 and 3.2 of the Group's consolidated financial statements, as at 31 March 2026, the Group has investment properties totalling \$80.5m (operated as retirement villages) and land and buildings (operated by the Group for provision of care services) totalling \$108.6m measured at fair value.</p> <p>Investment properties and land and buildings were significant to our audit due to the size of the assets and the subjectivity, complexity and uncertainty inherent in estimating the fair value of the investment properties and land and buildings.</p> <p>Management has engaged an independent external valuer ('the Valuer') to determine the fair value of the Group's investment properties and land and buildings as at 31 March 2026. The Valuer performed their work in accordance with the International Valuation Standards and the Australia and New Zealand Valuation and Property Standards, NZ IFRS 13 <i>Fair Value Measurement</i>, NZ IAS 40 <i>Investment Property</i> and NZ IAS 16 <i>Property, Plant and Equipment</i>. The Valuer engaged by the Group has appropriate experience in the sector in which the Group operates.</p> <p>For each investment property, the Valuer considered property-specific information such as the income generated by departures and the re-sale of independent living units. They then applied assumptions in relation to, the timing of unit re-sale, the length of occupancy of existing residents, the price paid by new residents, price movements, type of Occupancy Right Agreement, discount rate, growth rate and terminal yield. The Valuer also considered the individual characteristics of each village, its location, its nature, its resident profile and the expected future cash flows for that particular village.</p> <p>For each land and building property, the Valuer considered property-specific information such as capitalisation rates and earnings per care bed. The Valuer also considered the individual characteristics of each property, its location, and its nature.</p> <p>The Group has adopted the assessed values determined by the Valuer.</p>	<p><b>Our audit procedures, among others, included:</b></p> <ul style="list-style-type: none"> <li>▪ Understanding and evaluating the Group's internal controls relevant to the accounting estimates used to determine the fair value of the Group's investment properties.</li> <li>▪ Reading and evaluating the external valuation reports for the Group's investment properties and land and buildings as at 31 March 2026.</li> <li>▪ Confirming that the valuation approaches for the investment properties and land and buildings were in accordance with NZ IFRS 13, either NZ IAS 40 or NZ IAS 16, and suitable for determining the fair value of the Group's investment properties and land and buildings as at 31 March 2026.</li> <li>▪ Evaluating the competence, capabilities, objectivity and expertise of Management's independent external valuer (the 'Valuer') and the appropriateness of the Valuer's work as audit evidence relevant to the valuation assertion.</li> <li>▪ Agreeing property-related data provided by Management to the Valuer, to the Group's records.</li> <li>▪ Engaging our own external property valuation expert to assist in understanding and evaluating the following, based on their specialist knowledge from performing and reviewing valuations of similar properties, known relevant transactional evidence and available market data:                         <ul style="list-style-type: none"> <li>○ the work and findings of the Valuer;</li> <li>○ the Valuer's valuation methods and assumptions to assist us in challenging the appropriateness of valuation methods and assumptions used; and</li> <li>○ the acceptable range of values considered reasonable to evaluate Management's adopted valuation estimate.</li> </ul> </li> </ul> <p>This involved discussing and corresponding with Management, the Valuer engaged by the Group and our own external property valuation expert.</p> <ul style="list-style-type: none"> <li>▪ Evaluating the selection of valuation methods, inputs and assumptions with a view to identifying Management bias.</li> <li>▪ Agreeing the adopted value of the Operator's Interest to the external valuation reports and checking adjustments made in relation to Refundable Occupation Right Agreements and Deferred Management fees recognised separately on the consolidated statement of financial position.</li> <li>▪ Evaluating the disclosures (including the accounting policies and accounting estimates) related to the investment properties and land and buildings which are included in the Group's consolidated financial statements.</li> </ul>
<p><b>Acquisition accounting for St Allisa and subsequent sale and leaseback of the land and buildings</b></p> <p>As disclosed in Note 5.6 of the Group's consolidated financial statements, the Group acquired the assets and liabilities of St Allisa for \$14.6m on 30 May 2025. The acquisition included a sale and leaseback of the land and buildings with Warehouse Storage Limited (related party). The property was sold for \$13.6m and leased back to the Group for an initial term of 30 years with two 10-year rights of renewal.</p>	<p><b>Our audit procedures among others included:</b></p> <ul style="list-style-type: none"> <li>▪ Understanding and evaluating the Group's internal controls relevant to the accounting estimates used to determine the fair value of the assets acquired and liabilities assumed.</li> <li>▪ Reading the sale and purchase agreement and other agreements relating to the acquisition to understand key</li> </ul>

Key Audit Matter	How our audit addressed the key audit matter
<p>The acquisition of St Allisa is significant to our audit due to the size of the acquisition (total consideration of \$14.7m) and the subjectivity and complexity inherent in accounting for business combinations under NZ IFRS 3 <i>Business Combinations</i>.</p> <p>Management has completed a purchase price allocation process to identify the acquirer, determine the acquisition date, recognise and measure the identifiable assets acquired, the liabilities assumed and any resulting goodwill.</p> <p>Accounting for the sale and leaseback transaction is outside of the normal course of business and involves complex accounting and significant management judgement. The sale and leaseback transaction is accounted for in accordance with NZ IFRS 16 <i>Leases</i> and NZ IFRS 15 <i>Revenue from Contracts with Customers</i>. NZ IFRS 16 requires the Group to measure the resulting right of use asset at the proportion of the previous carrying amount of the land and buildings retained. There are specific requirements when the fair value of the consideration for the sale of an asset does not equal the fair value of the asset.</p> <p>This transaction is significant to our audit due to the amount of consideration and size of the assets and liabilities involved as well as the subjectivity, complexity and uncertainty inherent in accounting for the acquisition and subsequent sale and leaseback.</p>	<p>terms and conditions and confirming our understanding of the transaction with Management.</p> <ul style="list-style-type: none"> <li>▪ Evaluating the measurement of the consideration transferred.</li> <li>▪ Evaluating the identified assets and liabilities against the terms of the sale and purchase agreements.</li> <li>▪ For the measurement of the identified assets and liabilities, evaluating the fair values of the identified assets and liabilities at acquisition date.</li> <li>▪ Evaluating the inputs and any underlying assumptions with a view to identifying Management bias.</li> <li>▪ Reading the sale and purchase agreement and lease relating to the sale and leaseback to understand key terms and conditions and confirming our understanding of the transaction with Management.</li> <li>▪ Evaluating whether the proposed accounting for the subsequent sale and leaseback of the land and buildings is in accordance with NZ IFRS 16 and NZ IFRS 15 by:                         <ul style="list-style-type: none"> <li>○ Evaluating whether a sale has occurred in accordance with NZ IFRS 15;</li> <li>○ Recalculating the lease liability and right-of-use asset based on the key inputs identified above and comparing our recalculations to the balances recorded by the Group;</li> <li>○ Evaluating the measurement of the right-of-use asset as a portion of the previous carrying amount of the underlying land and buildings as well as the recognition of any gain or loss related to rights transferred to the buyer/lessor.</li> </ul> </li> <li>▪ Evaluating the disclosures (including material accounting policy information and accounting estimates) related to the acquisition of the St Allisa businesses and subsequent sale and leaseback of the land and buildings which are included in the Group's consolidated financial statements.</li> </ul>

**Other Information**

The Directors are responsible for the other information. The other information comprises the information included in the Group's Annual Report for the year ended 31 March 2026 (but does not include the consolidated financial statements and our auditor's report thereon), which is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Directors.



#### Responsibilities of the Directors for the Consolidated Financial Statements

The Directors are responsible on behalf of the Group for the preparation and fair presentation of the consolidated financial statements in accordance with NZ IFRS and IFRS, and for such internal control as the Directors determine is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Directors are responsible on behalf of the Group for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

#### Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of the auditor's responsibilities for the audit of the consolidated financial statements is located at the External Reporting Board's website at:

<https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-1-1/>

The engagement partner on the audit resulting in this independent auditor's report is J A Daubney.

*Baker Tilly Staples Rodway*

BAKER TILLY STAPLES RODWAY AUCKLAND

Auckland, New Zealand

13 May 2026

# Corporate Governance

This section of the Annual Report provides information on certain aspects of the Company's governance framework. The Company's full Corporate Governance Statement is structured to follow the March 2026 edition of the NZX Corporate Governance Code (NZX Code) and discloses practices relating to the NZX Code's recommendations.

The Board regularly reviews the Company's corporate governance structures against the recommendations in the NZX Code and considers that during the year ended 31 March 2026 its practices and procedures substantially met NZX Code recommendations.

The documents supporting Radius Care's governance framework are available at: [www.radiuscare.co.nz/investor-centre](http://www.radiuscare.co.nz/investor-centre)

#### The Company's suite of Governance policies comprises:

CORPORATE GOVERNANCE STATEMENT

CONSTITUTION

CHARTERS

- Board Charter
- Audit and Risk Committee Charter
- Remuneration and People Committee Charter

POLICIES

- External Auditor Independence Policy
- Financial Product Trading Policy
- Fraud Policy
- Market Disclosure Policy
- Whistleblower Policy
- Code of Conduct
- Diversity and Inclusion Policy
- Privacy Policy
- Remuneration Policy

DIVIDEND REINVESTMENT PLAN OFFER DOCUMENT



## Directors' independence

As at 31 March 2026 and the date of this Annual Report, the Board comprised six Directors. The Board has considered which of the Directors are Independent Directors for the purposes of the NZX Listing Rules (the Rules), having regard to the criteria set out in the Rules for director independence and the factors described in the NZX Corporate Governance Code (the Code) that may impact director independence.

The Company's Constitution specifies that the Board shall have a minimum of three Directors; at least two Directors shall be ordinarily resident in New Zealand; and while the Company is listed, it shall have not less than the minimum number of Independent Directors prescribed by the Rules.

The Board has determined that, as at 31 March 2026 and the date of this Annual Report, Brien Cree and Duncan Cook are non-Independent Directors. Mary Gardiner, Bret Jackson, Hamish Stevens and Tom Wilson are Independent Directors. Brien Cree is also the Executive Chair.

Director independence is reviewed on a regular basis, with the Board applying the requirements of the Rules and the guidance in the Code while considering the substance of relationships and tenure. Consistent with the determinations set out above, four of the six Directors are assessed as Independent. The Board considers this composition provides an appropriate balance between independent oversight and the experience and continuity contributed by the non-Independent Directors.

The Board also considers its structure, including the role of the Executive Chair, to be appropriate for the Company's scale and stage of development. The majority of Independent Directors, together with established governance processes, supports effective oversight, constructive challenge and balanced decision-making.

## Diversity and inclusion

The Board takes the view that a diverse and inclusive work environment is critical to the sustainability of Radius Care. This helps to ensure that talented people are both attracted and retained to contribute to the achievement of our strategic objectives.

Radius Care recruits, promotes and compensates on the basis of merit, regardless of gender, ethnicity, religion, age, nationality, sexual orientation, union membership or political opinion. A fundamental tenet of the Company's values is Exceptional People, Exceptional Care together with Commitment: Leaders in care; Courage: Do the right thing; Compassion: Act with empathy.

Responsibility for workplace diversity and the setting of measurable objectives is held by the Remuneration and People Committee.

The following table reports gender composition of the Board and Management team as at 31 March 2026.

	31 March 2026			31 March 2025		
	Male	Female	Gender Diverse	Male	Female	Gender Diverse
Directors	5	1	–	5	1	–
Senior Management	5	2	–	6	2	–
Regional/Operations Manager	2	4	–	2	6	–
Care Home Managers	2	22	–	2	21	–

A formal Diversity and Inclusion Policy has been adopted by the Board and is reviewed periodically. Radius Care monitors and addresses matters covered by this policy as part of regular operations. The Board is comfortable with the metrics and culture referred to in the policy and continues to regard this as an area of ongoing focus and improvement. The Diversity and Inclusion Policy is available to view at [www.radiuscare.co.nz/investor-centre](http://www.radiuscare.co.nz/investor-centre).

## Board Committees

The Board currently has two committees: the Audit and Risk Committee and the Remuneration and People Committee.

When required, the Board may also set up ad-hoc committees to efficiently and effectively carry out key governance functions, whilst retaining ultimate responsibility for all decisions and actions. During the year to 31 March 2026, the Board delegated responsibility for the Sustainability Committee and the Climate Risk Working Group to the Audit and Risk Committee.

## Attendance at Meetings

The table below sets out Director attendance at Board and committee meetings during the year ended 31 March 2026<sup>1</sup>.

	Board		Audit and Risk Committee		Remuneration and People Committee	
	Eligible to Attend	Attended	Eligible to Attend	Attended	Eligible to Attend	Attended
Brien Cree	11	11	–	–	–	–
Duncan Cook	11	11	–	–	4	4
Mary Gardiner	11	11	4	4	–	–
Bret Jackson	11	11	4	4	4	4
Hamish Stevens	11	11	4	4	–	–
Tom Wilson	11	11	–	–	4	4

<sup>1</sup> Board meetings held solely for sign-off of FY25 results and 1H26 results not included in the above totals.

## Standing Committees of the Board

### AUDIT AND RISK COMMITTEE

**Members:** Hamish Stevens (Chair), Mary Gardiner and Bret Jackson.

**Composition:** At least three members of the Board; a majority of members must be independent; at least one member who has an accounting or financial background; Committee Chair appointed by the Board; must be an Independent Director and must not be the Chair of the Board.

The role of the Audit and Risk Committee is to assist the Board to fulfil its responsibilities in relation to:

1. External financial reporting;
2. Internal control environment;
3. Business assurance/internal audit and external audit functions; and
4. Risk management.

All members of the Committee are Independent Directors. The Committee's Chair, Hamish Stevens, is a qualified accountant, an Independent Director and is not the Chair of the Board.

The Audit and Risk Committee met on four occasions during the year to 31 March 2026. The Audit and Risk Committee Charter is available to view at [www.radiuscare.co.nz/investor-centre](http://www.radiuscare.co.nz/investor-centre).

## REMUNERATION AND PEOPLE COMMITTEE

**Members:** Bret Jackson (Chair - effective April 2026), Duncan Cook (Chair - up until April 2026) and Tom Wilson.

**Composition:** At least three members of the Board; at least a majority should be independent; Committee Chair appointed by the Board.

Responsibility for:

1. Establishment of remuneration policies and practices for the CEO, key management and Directors;
2. Overseeing remuneration-setting and review; and
3. Overseeing the management of human resources activities.

Tom Wilson and Bret Jackson are Independent Directors and Duncan Cook is an Executive Director. Accordingly, the majority of the Remuneration and People Committee are Independent Directors.

The Remuneration and People Committee met on four occasions during the year ended 31 March 2026. The Remuneration and People Committee operates under a written charter which is available at [www.radiuscare.co.nz/investor-centre](http://www.radiuscare.co.nz/investor-centre).

### Remuneration Overview

Radius Care aims to reward employees with a level of remuneration commensurate with their position and responsibilities, and to ensure total compensation is competitive by market standards. This overview provides details of Radius Care's approach to remuneration including incentive plans for executives that are in place for the year ended 31 March 2026 and remuneration received by the CEO and the Directors for the year ended 31 March 2026.

### Remuneration Principles

It is recognised that in order to support the business and its strategy, the Company must attract and retain people of a high calibre. Accordingly, the Board sets remuneration with regard to this and other business objectives.

Specifically, in relation to management, it is the policy of the Company to align executive remuneration with the performance of the Company with executive remuneration comprising fixed and 'at risk' (or performance-based) elements. The purpose of this is to ensure that the interests of management are aligned with the interests of the Company and its shareholders.

### CEO Remuneration

The remuneration of the CEO, Andrew Peskett, currently comprises total fixed remuneration that is based on the scale and complexity of the role, market relativities, qualifications and experience. The CEO's fixed annual salary for FY26 was \$563,472.

### CEO REMUNERATION SUMMARY

	Name	Fixed Remuneration		Variable Remuneration		Total Remuneration
		Base Salary <sup>1</sup>	Benefits <sup>2</sup>	STIP Amount Earned	Value of LTIP Shares Vested	
FY26	Andrew Peskett	\$556,584 <sup>3</sup>	\$18,187	\$180,000	—	\$754,771
FY25	Andrew Peskett	\$511,106 <sup>4</sup>	\$17,199	\$45,000	—	\$573,305

1. Actual salary paid includes holiday pay paid as per NZ legislation.

2. Benefits include KiwiSaver and car park.

3. This is a blended amount. The CEO's fixed annual salary was \$541,800 for the period from April 2025 until August 2025. This then increased to \$563,472 in August 2025.

4. This is a blended amount. The CEO's fixed annual salary was \$516,000 for the period from April 2024 until October 2024. This then increased to \$541,800 in November 2024.

### CEO SHORT TERM INCENTIVE PLAN (STIP) PAYMENT

For the FY26 financial year, the CEO's STIP comprised a cash payment equal to 4.5% of the first million in excess of the budgeted pre-IFRS 16 EBITDA (exclusive of accruals for such STIP payments). Board discretion can then be exercised to award a further 4.5% on any EBITDA generated above this threshold. Total EBITDA for FY26 exceeded budget by \$4.0 million. The Board exercised its discretion in full, resulting in a total CEO STIP payment of \$180,000 based on financial performance for FY26.

### CEO LONG TERM INCENTIVE PLAN (LTIP) PAYMENT

On 7 August 2025 the Shareholders approved a LTIP for the CEO and Senior Management comprised of Performance Share Rights (PSRs).

These PSRs have been divided into three tranches. All PSRs relevant to each tranche will vest into ordinary shares in Radius if the 10-day VWAP, for the 10 trading days immediately prior to (and not including) the grant date, is equal to or greater than the target share price. The three tranches are:

- a. Tranche 1 will vest if the weighted average price of ordinary shares on the NZX Main Board over the 10 NZX trading days ("10 Day VWAP") before 31 July 2027 is equal to or greater than 44 cents.
- b. If Tranche 1 does not vest, the share rights in that tranche will be added to and form part of Tranche 2, and will be eligible to vest in accordance with (c) or (e) below.
- c. Tranche 2 will vest if the 10 Day VWAP as at 31 July 2028 is equal to or greater than 66 cents.
- d. If Tranche 2 does not vest, the share rights in that tranche will be added to and form part of Tranche 3, and will be eligible to vest in accordance with (e) below.
- e. Tranche 3 will vest if 10 Day VWAP as at 31 July 2029 is equal to or greater than 88 cents.

In addition, if:

- a "Change of Control Transaction" (that is a takeover, merger or the like) occurs which results in a person or group becoming the controller of a majority of the voting shares of Radius Care; and
- the price or consideration per share paid in that Change of Control Transaction is equal to or greater than the share price specified in (a), (c) or (e) above in respect of a tranche which has not vested, then the share rights in that tranche will vest on completion of that Change of Control Transaction.

The total number of new ordinary shares to be issued to the CEO (if all of the share rights vest) is 4,545,456. This number has been calculated by dividing \$1,000,000 by a share rights value of 22 cents - reflecting the weighted average price of Radius Care's ordinary shares on the NZX Main Board over the 10 NZX trading days before 31 March 2025 of \$0.2135 rounded up to the nearest cent.

### KEY TERMS OF CEO EMPLOYEE CONTRACT

The table below sets out the key terms of the CEO's employment contract:

Contract Duration	Ongoing until terminated
Notice Period - Company	6 months unless for cause
Notice Period - CEO	6 months
Termination Provision (where notice provided)	6 months
Post-employment Restraint	N/A

The CEO's contract does not include any "golden handshake" provisions.

## Director Remuneration

In accordance with best practice corporate governance, the structure of Director remuneration is separate and distinct from the remuneration of the CEO and other officers and is reviewed on an annual basis. The Board reviews Director remuneration annually to ensure that the Company's Directors are fairly remunerated for their services and that the level of skill and experience required to fulfil the role is recognised.

Each Director receives a base fee for services as a Director of the Company and an additional fee is paid for being a member of a Board committee. The Board approved one-off payments to the Directors in recognition of the additional professional services provided for strategic projects over the course of FY26. These one-off payments reflected additional time commitments, specific skillsets and professional services provided. All Directors are also entitled to be reimbursed for costs associated with carrying out their duties. Directors do not qualify for the payment of any retirement benefits.

Fees paid to the Directors of the Company (in their capacity as Director) for the year ended 31 March 2026 were as follows:

Directors	Board Fees	Audit and Risk Committee Fees	Remuneration and People Committee Fees	Total Director Fees	Additional one-off payments <sup>1</sup>
Brien Cree <sup>2</sup>	—	—	—	—	—
Duncan Cook	\$103,750	—	\$13,250 <sup>3</sup>	\$117,000	\$130,000
Mary Gardiner	\$103,750	\$7,250	—	\$111,000	—
Bret Jackson	\$103,750	\$7,250	\$7,250	\$118,250	\$17,100
Hamish Stevens	\$103,750	\$13,250	—	\$117,000	—
Tom Wilson	\$103,750	—	\$7,250	\$111,000	—

1. The Board approved one-off payments to the Directors in recognition of the additional professional services provided for strategic projects over the course of FY26. These one-off payments reflected additional time commitments, specific skillsets and professional services provided.

2. Brien Cree was paid a salary of \$952,002 and benefits of \$111,626 in his executive capacity as Executive Director and Founder of Radius Care.

3. In April 2026 Bret Jackson assumed the role of Chair of the Remuneration and People Committee. Prior to this, Duncan Cook was Chair of the Remuneration and People Committee.

## Board Fees<sup>1</sup>

Chair	Nil
Directors (other than the Chair)	\$107,500 per annum
Committee Chair	\$14,500
Committee Members	\$8,500

1. In October 2025, Board fees were increased from \$100,000 per annum to \$107,500 per annum and Committee Member fees were increased from \$6,000 per annum to \$8,500 per annum. The fees paid to Directors set out above reflects these blended amounts.

## Employee Remuneration

The number of employees and former employees of Radius Care, not being a Director of Radius Care, who received remuneration and other benefits, the value of which exceeded \$100,000 during the financial year ended 31 March 2026 is set out in the table of remuneration bands below.

The remuneration figures shown in the remuneration column include all monetary payments actually paid during the course of the year ended 31 March 2026. The table does not include amounts paid after 31 March 2026 that relate to the financial year ended 31 March 2026.

Remuneration	Number of Employees
\$100,000 to \$109,999	59
\$110,000 to \$119,999	35
\$120,000 to \$129,999	16
\$130,000 to \$139,999	8
\$140,000 to \$149,999	4
\$150,000 to \$159,999	5
\$160,000 to \$169,999	4
\$170,000 to \$179,999	6
\$190,000 to \$199,999	1
\$210,000 to \$219,999	1
\$230,000 to \$239,999	1
\$250,000 to \$259,999	1
\$270,000 to \$279,999	2
\$330,000 to \$339,999	1
\$340,000 to \$349,999	1
\$480,000 to \$489,999	1
\$600,000 to \$609,999	1
<b>TOTAL EMPLOYEES</b>	<b>147</b>

## EXECUTIVE STIP PAYMENT

For the FY26 financial year, each member of Senior Management was eligible for a STIP, comprising a cash payment equal to 3.3% of the budgeted pre-IFRS 16 EBITDA (exclusive of accruals for such STIP payments). Board discretion can then be exercised to award a further 3.3% on any EBITDA generated above this threshold. Total EBITDA for FY26 exceeded budget by \$4.0 million. The Board exercised its discretion in full, resulting in a total Senior Management STIP pool (excluding the CEO) of \$940,000 in recognition of the result achieved.

## EXECUTIVE LTIP PAYMENT

Senior Management are also eligible to participate in an LTIP, comprised of PSRs. Full details of the LTIP, including the relevant tranches and performance hurdles can be found under the CEO LTIP payment section.

The total number of new ordinary shares to be issued to Senior Management (if all of the share rights vest) is set out in the table below. These numbers have been calculated by dividing the respective share rights value by 22 cents. As with the CEO LTIP, this reflects the weighted average price of Radius Care's ordinary shares on the NZX Main Board over the 10 NZX trading days before 31 March 2025 of \$0.2135 rounded up to the nearest cent.

Executive Team	Share rights value per person	Number of shares per person
CFO	\$500,000	2,272,728
Senior Management	\$200,000	909,092

## TEN YEAR SHARE SCHEME

In recognition of long-term service and loyalty, Radius Care issued a total of 83,832 ordinary shares to qualifying employees during the financial year ended 31 March 2026.

# Other Disclosures

## Interests Register

### Disclosure of Directors' Interests

The following are particulars of general disclosures of interest by Directors holding office as at 31 March 2026, pursuant to section 140(2) of the Companies Act 1993. The Director will be regarded as interested in all transactions between Radius Care and the disclosed entity. Changes to entries disclosed during the year to 31 March 2026 are noted for the purposes of section 211(1)(e) of the Companies Act 1993.

#### BRIEN CREE

Entity	Nature of Interest
Valhalla Capital Limited	Director
Cibus Catering Limited	Director
Wave Rider Holdings Limited	Beneficial interest
InforME Limited	Common Shareholder via Valhalla Capital Limited
Kade Kings Limited	Beneficial Interest. Appointed as Director effective 8 April 2025

#### DUNCAN COOK

Entity	Nature of Interest
Purangi Gold Limited	Shareholder as trustee with no beneficial interest
Barefoot Crue Limited	Director and Shareholder
KFT International Limited	Shareholder as trustee with no beneficial interest
Beaver Fishing Company Limited	Shareholder as trustee with no beneficial interest
InforME Limited	Director and Shareholder
ST OCL GP Limited	Shareholder
Points Trustee Limited	Director and Shareholder
MacJack Enterprises Limited	Director and Shareholder
Cibus Catering Limited	Director

#### MARY GARDINER

Entity	Nature of Interest
Southern Cross Pet Insurance Limited	Director
Northern Netball Zone Incorporated	Chair
Kidsen Limited	Director and Shareholder
Women in Sport Aotearoa (incorporated society and registered charity)	Resigned as Director effective 13 November 2025
Unity Credit Union	Director
Woods & Partners Consultants Limited	Appointed as Director effective 7 November 2025 Audit and Risk Committee Chair
PPS Mutual Limited	Director

#### BRET JACKSON

Entity	Nature of Interest
Tasman Advisory Limited	Director and Shareholder
Takatimu Holdings Limited	Director and Shareholder
Takatimu Investments Limited	Director and Shareholder
OPO Holdings Limited	Director and Shareholder
Bret Jackson Trustee Limited	Director and Shareholder

#### HAMISH STEVENS

Entity	Nature of Interest
Pharmaco (N.Z.) Limited	Director
Pharmaco House Limited	Director
Pharmaco (Australia) Limited	Director
The Kennedy's Limited	Resigned as Director effective 31 December 2025
Botany Health Hub Limited	Director
ECL Group Limited	Director
Counties Energy Limited	Director
Governance & Advisory Limited	Director and Shareholder
East Health Services Limited	Director
Ormiston Health Properties Limited	Director
Health Improvement Group Limited	Director
My Health Team Limited	Director
East Health Clinic Investments Limited	Director
Embark Early Education Limited	Director
Embark Education Group Limited	Director
Embark NZ Management Group Limited	Director
Embark NZ Holdings Limited	Director
Napier Port Holdings Limited	Appointed as Director effective 12 August 2025

**TOM WILSON**

Entity	Nature of Interest
Agribusiness Investments NZ Limited	Director and Shareholder
Builtin Insurance Brokers Limited	Director
Curranz Limited	Director and Shareholder
Five Needles Limited	Shareholder with no beneficial interest
Gravatt Legal Limited	Shareholder
Grow Kati Holdings Limited	Director and Shareholder
Inzoles Limited	Director and Shareholder
Pelco Quota Holdings Limited	Director
Te Awa Rua Forest Limited	Shareholder with no beneficial interest
Thwilson Trustees Limited	Director and Shareholder
Time Capital NZ Limited	Director and Shareholder
Wilson Consultancy (2009) Limited	Shareholder with no beneficial interest
Pelco Group	Advisory Board Chair
Genera Holdings Limited	Director and Chair
Genera Limited	Director
Genera Science and Innovation Limited	Director
Genus Pest Management Limited	Director
Tauranga Bridge Marina Limited	Director and Chair
Cargood Holdings Limited	Director and Chair
25 Market Place GP Limited	Director and Shareholder
FRP Limited	Advisory Board Chair
L.A. Enterprises Limited	Shareholder with no beneficial interest
Building Hub New Zealand Limited	Appointed as Director and Chair effective 8 December 2025

**Subsidiary Company Directors**

Brien Cree and Duncan Cook are Directors of all Radius Care subsidiaries as at 31 March 2026. No extra remuneration is payable for any Directorship of a subsidiary. In addition, Julie Cooper and Peter Kennett were also Directors of Cibus Catering Limited as at 31 March 2026.

**Specific Disclosures**

See related party note 5.5 in the consolidated financial statements section for any disclosures made by Directors during the year ended 31 March 2026 of any interests in transactions with Radius Care or any of its subsidiaries.

**Use of Company Information**

During the year ended 31 March 2026, the Board did not receive any notices from Directors requesting use of Radius Care's or any of its subsidiaries' information.

**Directors Interests**

Directors of Radius Care have disclosed the following relevant interests in shares as at 31 March 2026:

Director	Number of Shares in which Relevant Interest is Held
Brien Cree	94,821,579
Bret Jackson	4,617,783
Tom Wilson	2,129,073 <sup>1</sup>
Duncan Cook	588,593
Hamish Stevens	158,576

*1. Includes shares held jointly with family members.*

**Securities Dealings of Directors**

Directors of Radius Care have disclosed the following security dealings in the year ended 31 March 2026.

Director	Number of ordinary shares	Nature of relevant interest	Acquisition / disposal	Consideration	Date of transaction
Brien Cree	95,312,500	Ultimate shareholder	Reorganisation of family interests	N/A	22 May 2025
Brien Cree	490,921	Ultimate shareholder	Disposal relating to Radius Care's on-market share buyback programme to ensure ongoing compliance with Clause 5 of the Takeovers Code (Class Exemptions) Notice (No 2) 2001	\$12,013	5 December 2025
				\$5,591	8 December 2025
				\$2,697	9 December 2025
				\$31,137	10 December 2025
				\$40,614	11 December 2025
				\$95,516	12 December 2025
Tom Wilson	59,000	Registered holder and beneficial owner	Acquisitions	\$16,791	28 August 2025
				\$3,667	29 August 2025

**Radius Care Securities Dealings**

On 12 December 2025 Radius Care completed the on-market share buyback programme announced on 18 December 2024. Under this programme a total of 1,551,429 ordinary shares were acquired for an average price of \$0.3306 cents per share. All shares acquired were cancelled upon acquisition.

Any future share buyback programmes may be considered by the Board in accordance with Radius Care's Capital Management Framework.

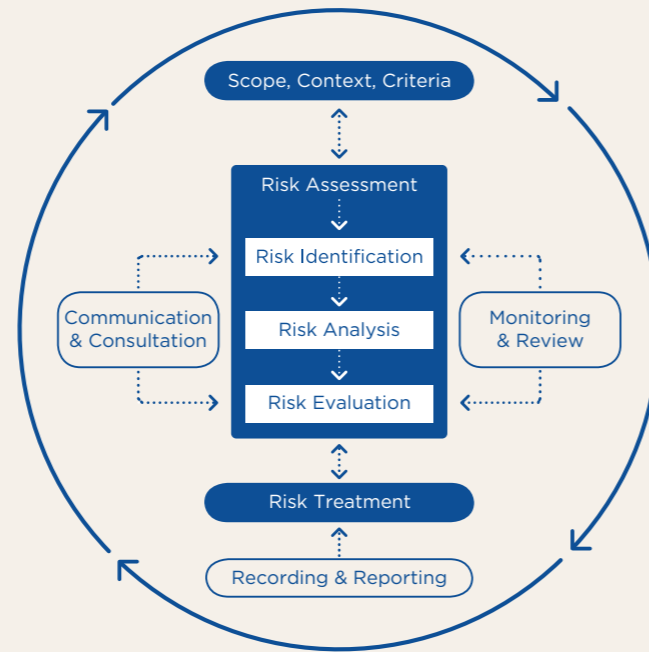
**Indemnity and Insurance**

Radius Care has granted indemnities, as permitted by the Companies Act 1993 and the Financial Markets Conduct Act 2013, in favour of each of its Directors. Radius Care also maintains Directors' and Officers' liability insurance for its Directors and officers.

## Risk Management

Radius Care's risk management framework seeks to identify, analyse, evaluate, treat, monitor and review risks.

Radius Care carried out a robust risk management process in FY26 which required the consideration of both internal and external factors when identifying and managing the associated risks. This process is represented in the diagram.



## Other information

### Auditor's Fees

Baker Tilly Staples Rodway is the external auditor of Radius Care and its subsidiaries.

Total fees paid by Radius Care and its subsidiaries to Baker Tilly Staples Rodway in its capacity as auditor during the financial year ended 31 March 2026 were \$221,700.

Total fees paid to Baker Tilly Staples Rodway for other professional services during the financial year ended 31 March 2026 were \$10,750 for an agreed upon procedures engagement performed over the consolidated interim financial statements. No other fees were paid to Baker Tilly Staples Rodway for other professional services.

### Donations

For the year ended 31 March 2026, Radius Care and its subsidiaries paid a total of \$20,400 in donations. In addition, there were donations to political parties of \$5,000.

### Stock Exchange Listings

Radius Care's ordinary shares are listed on the NZX Main Board. Radius Care is required to comply with the NZX Listing Rules. Radius Care confirms that it has complied with the NZX Listing Rules for the financial year ended 31 March 2026.

### Waivers

Radius Care did not apply for or rely upon any waivers from the requirements of the NZX Listing Rules during the financial year ended 31 March 2026.

### Credit Rating

Radius Care has no credit rating.

## Climate Statements

Radius Care was previously a climate-reporting entity under the Financial Markets Conduct Act 2013. Following changes to the climate-related disclosure regime, Radius Care is no longer required to make climate-related disclosures, but has elected to provide the following disclosures on a voluntary basis.

Radius Care has maintained a carbon inventory since FY22, covering Scope 1, Scope 2 and Scope 3 emissions across its business. Reporting has been prepared using supplier data, company records and spend-based data, with emission factors drawn from recognised external sources appropriate to the New Zealand context. The inventory has been prepared in accordance with the Greenhouse Gas Protocol using the operational control approach.

The inventory covers Radius Residential Care Limited and its subsidiaries, including 24 care homes, four retirement villages, the corporate support office and related operations. The inventory reflects operations under Radius Care's operational control during FY26, with care homes acquired during the year included from the date of acquisition. Radius Karori, acquired in May 2026, has not been included in the FY26 inventory.

Scope	Category name	FY22 emissions (tCO2e)	FY23 emissions (tCO2e)	FY24 emissions (tCO2e)	FY25 emissions (tCO2e)	FY26 emissions (tCO2e)
Scope 1	Stationary combustion	1,591	1,531	1,611	1,622	1,550
Scope 1	Fugitive emissions				60	63
<b>Scope 1 Total</b>		<b>1,591</b>	<b>1,531</b>	<b>1,611</b>	<b>1,682</b>	<b>1,613</b>
Scope 2	Electricity consumption	918	566	614	700	1,073
<b>Scope 2 Total</b>		<b>918</b>	<b>566</b>	<b>614</b>	<b>700</b>	<b>1,073</b>
Scope 3	Purchased goods and services	8,003	8,755	8,786	11,375	12,893
Scope 3	Capital goods	2,030	2,940	967	1,920	2,592
Scope 3	Fuel and energy related activities	623	483	514	508	635
Scope 3	Waste generated in operations	320	234	195	158	262
Scope 3	Business travel	93	153	149	113	183
Scope 3	Employee commuting	2,291	2,104	2,155	2,166	2,520
<b>Scope 3 Total</b>		<b>13,360</b>	<b>14,669</b>	<b>12,766</b>	<b>16,240</b>	<b>19,085</b>
<b>Total</b>		<b>15,869</b>	<b>16,766</b>	<b>14,991</b>	<b>18,622</b>	<b>21,771</b>

Scope 1 emissions arise directly from Radius Care's operations, including LPG, natural gas and other fuel use for heating and cooking. Scope 2 emissions are indirect emissions associated with purchased electricity and energy. Scope 3 emissions arise across the supply chain and remain the largest component of Radius Care's carbon footprint.

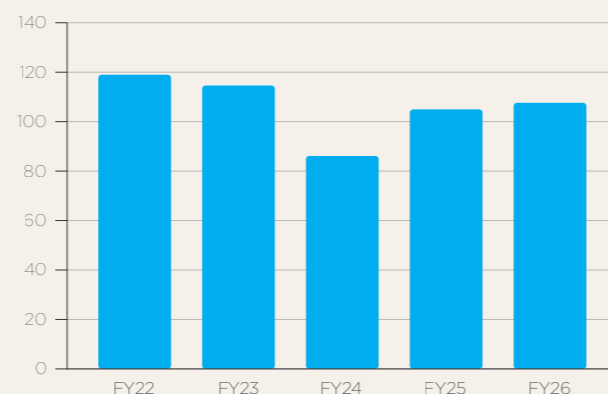
Total emissions increased in FY26 compared to FY25. This increase was primarily driven by higher Scope 3 emissions, together with an increase in Scope 2 emissions.

The acquisition of St Allisa home during the year contributed 27.9% of the total increase in emissions and accounted for approximately 4.0% of total FY26 emissions, reflecting the impact of portfolio growth on Radius Care's emissions profile.

Excluding the impact of acquisitions, the increase in emissions was driven by higher expenditure on purchased goods and services, increased capital investment activity during the year, and increases across employee commuting, business travel and waste.

Scope 2 emissions increased in FY26, reflecting higher electricity consumption, including the impact of acquisitions, and changes in underlying electricity emissions factors during the period. Scope 1 emissions remained broadly stable year on year, with a reduction in stationary combustion partially offset by an increase in fugitive emissions.

A portion of Scope 3 emissions along with emissions relating to newly acquired care homes, are derived using estimation methodologies where full operational data is not yet available. These estimates are based on spend-based and activity data and will be refined in future reporting periods as data quality improves.



### Carbon intensity

Since FY22, Radius Care's emissions intensity (measured as total CO<sub>2</sub>-e emissions per \$1 million of revenue) has remained below FY22 levels. Emissions intensity increased modestly in FY26 to 107.6 (FY25: 105.0), reflecting increased activity and the impact of acquisitions during the year, but remained below the FY22 baseline of 119.0. Movements over the period also reflect external factors including changes in electricity generation mix and emissions factors.

### Emissions reduction initiatives

During FY26, Radius Care continued to invest in initiatives to improve energy efficiency and support emissions reduction over time, including upgrades to heating, ventilation and lighting systems.

This included the replacement of a diesel boiler at Elloughton Gardens with an efficient electric heat pump system. Further heating upgrade projects are currently under evaluation, with physical works expected to commence on at least one of these projects during FY27.

## Shareholder Information

### Twenty Largest Shareholders

AS AT 31 MAY 2026

Registered Shareholder	Number of shares	% Shares
Kade Kings Limited	94,821,579	33.45
Neil John Foster	15,595,040	5.50
Jamie Marion Main	12,523,019	4.42
Accident Compensation Corporation - NZCSD	12,369,736	4.36
New Zealand Depository Nominee	9,282,912	3.27
Windhaven Care Holdings Limited	8,436,999	2.98
Citibank Nominees (NZ) Ltd - NZCSD	7,549,236	2.66
Leveraged Equities Finance Limited	7,034,722	2.48
Forsyth Barr Custodians Limited <1 NRL A/C>	6,814,364	2.40
FNZ Custodians Limited	5,136,574	1.81
Glenn Raymond Miller	4,807,692	1.70
Custodial Services Limited	4,770,544	1.68
Central Lakes Trust	4,348,346	1.53
Quintin Louis Proctor	4,326,924	1.53
Forsyth Barr Custodians Limited <1-Custody A/C>	4,307,313	1.52
Kericrest Properties Limited	4,260,000	1.50
Takatimu Investments Limited	4,217,783	1.49
Leh Soon Yong	2,981,114	1.05
Dean Stuart Waddell & JK Hamilton Trustee Services Limited	2,163,462	0.76
William Hugh Wilson & Thomas Haines Wilson & Karen Rebecca Gravatt	1,843,773	0.65
<b>Total</b>	<b>217,591,132</b>	<b>76.74</b>

## Spread of Holdings

AS AT 31 MAY 2026

Size of Holding	Number of Shareholders	%	Number of Shares	%
1 - 1,000	142	9.65	83,054	0.03
1,001 - 5,000	480	32.63	1,248,717	0.44
5,001 - 10,000	190	12.92	1,600,602	0.56
10,001 - 50,000	406	27.60	10,287,835	3.63
50,001 - 100,000	107	7.27	8,307,520	2.93
100,001 and over	146	9.93	261,939,281	92.41
<b>Total</b>	<b>1,471</b>	<b>100</b>	<b>283,467,009</b>	<b>100</b>

## Substantial Product Holders

According to Radius Care's records and notices given under the Financial Markets Conduct Act 2013, the following were substantial product holders of Radius Care as at 31 March 2026.

Substantial Product Holder	Number of Shares as at 31 March 2026	% of Shares	Date of Notice
<p>Kade Kings Limited</p> <p>Kade Kings Limited is the registered holder, all of the shares of Kade Kings Limited are held by Richmond Road Trustees Limited, which holds them on bare trust for The Providence Trust. Brien Cree has a relevant interest in the shares held by Kade Kings Limited, because Brien Cree has the power to exercise control of the right to vote attached to, and (indirectly) the power to control the disposal of, the shares held by Kade Kings Limited and has power to control the appointment and removal of trustees to The Providence Trust.</p>	94,821,579	33.45	22 May 2025
Neil John Foster as registered holder and beneficial owner	15,595,040	5.50	5 August 2022

The total number of ordinary shares (being the only class of quoted voting products) on issue in Radius Care as at 31 March 2026 was 283,467,009.

## Corporate Directory

### Registered Office

#### Radius Residential Care Limited

Level 4, 56 Parnell Road,  
Parnell, Auckland 1052  
PO Box 450, Shortland Street, Auckland  
Phone +64 9 304 1670  
Email investor@radiuscare.co.nz  
www.radiuscare.co.nz

### Bankers

#### ASB

ASB North Wharf, 12 Jellicoe Street, Auckland 1010

#### Bank of China (New Zealand) Effective from 25 May 2026

Level 19/66 Wyndham Street, Auckland 1010

### Statutory Supervisor

#### Covenant Trustee Services Limited

Level 6/191 Queen Street, Auckland 1010

### Auditors

#### Baker Tilly Staples Rodway

Level 12, ANZ Centre, 23-29 Albert Street,  
Auckland 1010

### Share Registry

#### MUFG Pension & Market Services (NZ) Limited

Level 30/15 Customs Street West, Auckland 1010  
PO Box 91976 Auckland, 1142  
Phone: +64 9 375 5998  
Email: enquiries.nz@cm.mpms.mufg.com

### Legal Advisors

#### Chapman Tripp

Level 34/15 Customs Street West, Auckland 1010

### Valuer

#### Long Valuation and Consultancy Limited

C/O Moore Markhams Auckland, Floor 1,  
103 Carlton Gore Road, Newmarket, Auckland 1023



## Radius Residential Care Limited

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