

LISTED ON:



27 AUGUST 2026

2026

Result for the six months ending
30 June 2026

www.nzrlc.co.nz



New Zealand
Rural Land Company

NEW ZEALAND RURAL LAND CO OWNS AND LEASES SOME OF THE BEST AGRICULTURAL LAND IN THE WORLD.

DISCLAIMER

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New Zealand
Rural Land Co

The Rural Land **Investors**

KEY MESSAGES



AFFO per share of 2.45 cps for HY26 (2.70 cps for HY25).



Quarterly dividend declared of 1.34 cps bringing the total dividend for the period to 2.68 cps.



Full year guidance remains suspended to allow the company to address the dynamic nature of the Kiwi Crunch liquidation. An update to be provided to the market once a resolution to the situation appears imminent.



Interest rate hedging increased to 91% at HY26, from 81% in HY25.



Subsequent to the end of HY26 NZL announced settlement of the purchase from SI Orchards of the remaining property in Roxburgh East in Central Otago. Adding a further 79 hectares to NZL's portfolio.

HY26 - FINANCIAL HIGHLIGHTS & METRICS



\$454.0m

Total Assets



\$234.0m

Net Asset Value (NAV)



\$1.597

NAV per Share



30.4%

Gearing



CPI Linked

CPI linked rental increases of +17.3% on 7.3% of NZL's dairy lease income took effect in June 2026. A further 30.3%¹ of NZL's portfolio (by lease income) was subject to a +3.1% increase in early 2026.



AFFO

HY26 AFFO was \$3.6m (2.45 cps)⁴. FY26 earnings guidance remains suspended with an update to be provided to the market once the Kiwi Crunch situation becomes clearer.



Total Returns

Net asset value per share has grown from \$1.25 at IPO² to \$1.597 (+27.8%) a CAGR of 4.2%; total company returns have been +41.6% (NAV growth plus dividends)³.



Dividend

NZL paid a quarterly dividend of 1.34 cps on 21 May 2026 and will pay a second quarterly dividend of 1.34 cps bringing total dividends for the half year to 2.68cps (net). NZL's revised dividend policy is to pay 90% - 100% of full year AFFO.

1. Percentages reflect NZRLI LP's total annual rental post the settlement of the SI Orchards property in July 2026.

2. 21 December 2020

3. This NAV growth has been achieved alongside an expansion of capital base from 60,600,000 shares on issue at IPO to 146,497,193 on issue as at 30 June 2026. Calculation assumes full participation in rights issues.

4. AFFO per share is based on the portion of the consolidated company's total AFFO attributable to NZL.



SECTION 1

HY26 OPERATING OVERVIEW

LAND LEASED TO KIWI CRUNCH AND RELATED ENTITIES

Several entities associated with Kiwi Crunch recently had external administrators appointed. New Zealand Rural Land Investments Limited Partnership's (NZRLI LP) owns land that is leased to the following Kiwi Crunch and related entities.

Kiwi Crunch Farms

Kiwi Crunch Farms Limited (Kiwi Crunch Farms) tenanted kiwifruit orchards in the Hawke's Bay. On 7 July 2026, Kiwi Crunch Farms entered voluntary administration and was subsequently placed into receivership. In late July 2026 the Receivers advised that they did not intend to adopt the existing lease agreements. Kiwi Crunch Farms was placed in liquidation on 11 August 2026.

The Kiwi Crunch Farms leases represented approximately 5.8%* of NZRLI LP's total current annual rental income and as at 30 June 2026 Kiwi Crunch Farms owed NZRLI LP rent totalling approximately \$0.7m. Management has engaged with prospective alternative tenants and purchasers in respect of the affected properties and will update the market when appropriate on the outcome.

MM Forests

MM Forests Limited tenants forestry land in the central North Island representing approximately 2.7%* of NZRLI LP's total current annual rental income. It has not had external administrators appointed, and as at 30 June 2026 it owed NZRLI LP rent totalling approximately \$0.3m.

South Island Orchards

South Island Orchards tenants apple orchards in Central Otago. On 24 July 2026, NZRLI LP completed the purchase from SI Orchards of a 79 hectares property that is contiguous to NZL's existing SI Orchards property and now represents 4.6%* of NZRLI LP's total current annual rent income. The purchase price was approximately \$8.5 million, with title passing to NZRLI LP on settlement.

Prior to settlement, \$2.6 million of an advanced property settlement balance had been intended to be offset against the purchase price. To enable settlement to complete and title to pass, NZRLI LP did not apply that offset and instead funded an equivalent amount at settlement. The \$2.6 million remains separately owing to NZRLI LP by SI Orchards Limited and the relevant guarantors.

South Island Orchards has not had external administrators appointed, and as at 30 June 2026 it owed NZRLI LP rent totalling approximately \$0.2m.

Financial Impact

The ultimate financial impact of the appointment of administrators to Kiwi Crunch Farms remains unclear, as it will depend on the extent and timing of recovery of amounts owing from NZRLI LP tenants referred to above (whether in administration or not), and the timing and terms of any replacement lease or sale arrangements.

* Percentages reflect NZRLI LP's total annual rental post the settlement of the SI Orchards property in July 2026

SECTION 2

NZL FINANCIALS & RETURN METRICS

for the six months ending 30 June 2026

ADJUSTED FUNDS FROM OPERATIONS (AFFO)

AFFO is a proxy for free cash flow commonly used by REITs. AFFO is intended to provide investors with a clearer picture of the company's free cash flow.

2.49cps

FFO

2.45cps

AFFO

NZ\$000	30 June 2026	30 June 2025
Net Profit After Tax	4,742	3,478
Adjusted for:		
Unrealised Net Gain on Investment Properties	698	-
Unrealised Movement in Redeemable Limited Partnership Units	2,309	1,669
Unrealised Net Loss on Derivatives	(1,012)	160
Deferred Tax Expense / (Benefit)	117	841
Amortisation of Rent Free Incentives	90	88
Amortisation of Lease Fee	18	18
Insurance Proceeds	(698)	-
Revaluation of Carbon Credits	9	(57)
Capitalised Interest Loan Receivable ¹	(732)	(680)
Funds from Operations (FFO)	5,541	5,517
FFO Attributable to the Land Trust	1,900	1,550
FFO Attributable to NZL	3,641	3,967
Company FFO per Share (cents)	2.49	2.74
Adjusted Funds from Operations		
Incentives and Leasing Costs	12	11
Future Maintenance Capital Expenditure	(86)	(86)
Adjusted Funds from Operations (AFFO)	5,467	5,442
AFFO Attributable to the Land Trust	1,880	1,531
AFFO Attributable to NZL	3,587	3,911
Company AFFO per Share (cents)	2.45	2.70

1. Capitalised interest on loan receivables removed as this is non-cash income and AFFO serves as a proxy for free cash flow.

PROFIT & LOSS STATEMENT

\$4.74m

NPAT

3.24cps

EPS

NZ\$000	30 June 2026	30 June 2025
Gross Rental Income		
Rental Income	11,402	10,931
Net Rental Income	11,402	10,931
Less Overhead Costs		
Directors Fees	(114)	(114)
Management Fees	(714)	(811)
Repairs and Maintenance	(37)	-
Professional, Consulting and Listing Fees	(954)	(931)
Performance Fee	-	-
Other	(148)	(143)
Total Overhead Costs	(1,967)	(1,999)
Profit / (Loss) Before Net Finance Income, Other Income and Income Tax	9,435	8,932
Finance Income	1,661	1,153
Finance Expense	(2,972)	(4,149)
Net Finance Income	(1,311)	(2,996)
Profit / (Loss) Before Other Income and Income Tax	8,124	5,936
Other Income		
Change in Fair Value of Investment Property	(698)	-
Movement in Redeemable Limited Partnership Units	(2,308)	(1,669)
Other	864	52
Profit / (Loss) Before Tax	5,982	4,319
Income Tax Expense	(1,240)	(841)
Profit / (Loss) and Total Comprehensive Income for the Period	4,742	3,478
Earnings per Share (EPS) (cents)	3.24	2.42

BALANCE SHEET

\$453.99m

Total Assets

\$233.99m

Total Equity/ Net Asset
Value

NZ\$000	30 June 2026	30 June 2025
Current Assets		
Cash and Cash Equivalents	2,214	3,671
Derivative Assets	-	275
Trade and Other Receivables	2,084	2,006
Total Current Assets	4,298	5,952
Non-Current Assets		
Investment Property	416,927	416,736
Loan Receivable	23,827	22,365
Advanced Property Settlement	8,355	-
Derivative Assets	395	-
Other Non-Current Assets	184	160
Total Non-Current Assets	449,688	439,261
Total Assets	453,986	445,213
Current Liabilities		
Trade and Other Payables	1,476	2,087
Borrowings	-	57,633
Derivative Liabilities	262	33
Income Tax Payable	1,124	-
Other Current Liabilities	-	169
Total Current Liabilities	2,862	59,922
Non-Current Liabilities		
Borrowings	137,462	75,818
Derivative Liabilities	1,408	2,365
Deferred Tax Liabilities	163	288
Redeemable Limited Partnership Units	78,101	76,364
Total Non-Current Liabilities	217,134	154,835
Total Liabilities	219,996	214,757
Net Assets	233,990	230,456
Net Asset Value (NAV) per Share	1.5972	1.5891

DEBT SUMMARY

In May 2026, NZL renewed two tranches of its existing banking facilities totalling \$56.5m. The tranches, both due to expire on 1 June 2026, were extended for three and four years. This increased NZL's weighted average term to expiry of its facilities from 1.5 years at the end of FY25 to 2.3 years as at 30 June 2026.

At the start of the period NZL had hedging arrangements in place for 96% of its total borrowings. During HY26 \$32m of interest rate swaps expired and were replaced by a single \$30m interest rate swap. As a result NZL's hedging decreased from 96% to 91% of its total borrowings. The weighted average cost of NZL's hedged borrowings is 5.5%. NZL's remaining debt is floating and the cost of the floating debt component is 4.6%. Accordingly, NZL's weighted average cost of debt is currently 5.4%.

30.4%*

Gearing

5.4%**

Weighted Average
Interest Cost

2.3 Years**

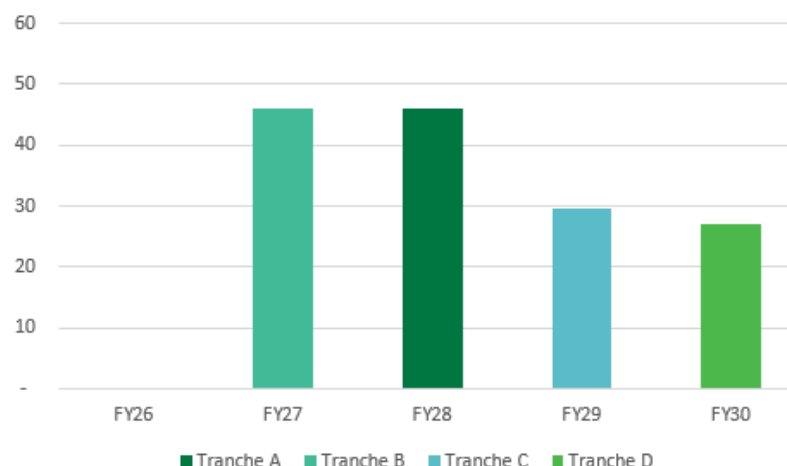
Weighted Average Term
to Expiry

91.0%

Hedged

Key Metrics	30 June 2026	30 June 2025
Debt Drawn (\$m)	137.5	133.5
Debt to Total Tangible Assets	30.4%	29.8%
Interest Coverage Ratio	3.59x	2.57x
Weighted Average Term to Expiry (Years)	2.3	2.0
Weighted Average Interest Cost	5.4%	5.6%
% Of Debt Hedged	91%	81%
Total Debt Facilities Available (\$m)	148.5	139.6

NZL Debt Facility Expiry Profile



Key Banking Partners



* Gearing is calculated as: bank debt / total tangible assets

** As at 30 June 2026



SECTION 3

SUSTAINABILITY PROGRAMME

as at 30 June 2026

HY26 SUSTAINABILITY HIGHLIGHTS

Climate Related Disclosures

Transparent and detailed climate reporting reflects NZL's values, and we therefore intend to continue to prepare an annual climate statement despite proposed changes to climate reporting legislation that would exempt the Company from this requirement.

Climate considerations are embedded in NZL's acquisition strategy and capital deployment decisions. The Board conducted a dedicated transition planning workshop in 2025 to refine the climate risk register and identify opportunities in carbon markets, sustainable land management, and nature-based solutions. These initiatives support long-term asset value while contributing to New Zealand's climate goals.

In April 2026 NZL released its third annual Climate Related Disclosure Report covering all of FY25. The report's findings are outlined below:

GHG Emissions Profile

Total FY25 emissions of 96,511.15 tCO₂e reflect NZL's land-ownership model. While NZL does not directly operate facilities or own vehicles the FY25 GHG inventory takes into account investments (leased properties), purchased goods and services, capital goods, and business travel. The FY25 inventory, for the first time, included downstream leased assets, providing comprehensive value chain coverage.

Climate Scenario Analysis

NZL assessed three climate scenarios (1.5°C, 2.0°C, and 3.0°C warming pathways) to test portfolio resilience. The analysis confirmed that geographic and land-use diversification remains central to managing climate-related risks. Key risks identified include increased water stress, extreme weather events, and regulatory transition risks. The analysis reinforced the strategic value of NZL's diversified portfolio across dairy, horticulture, and forestry.

Transition Plan

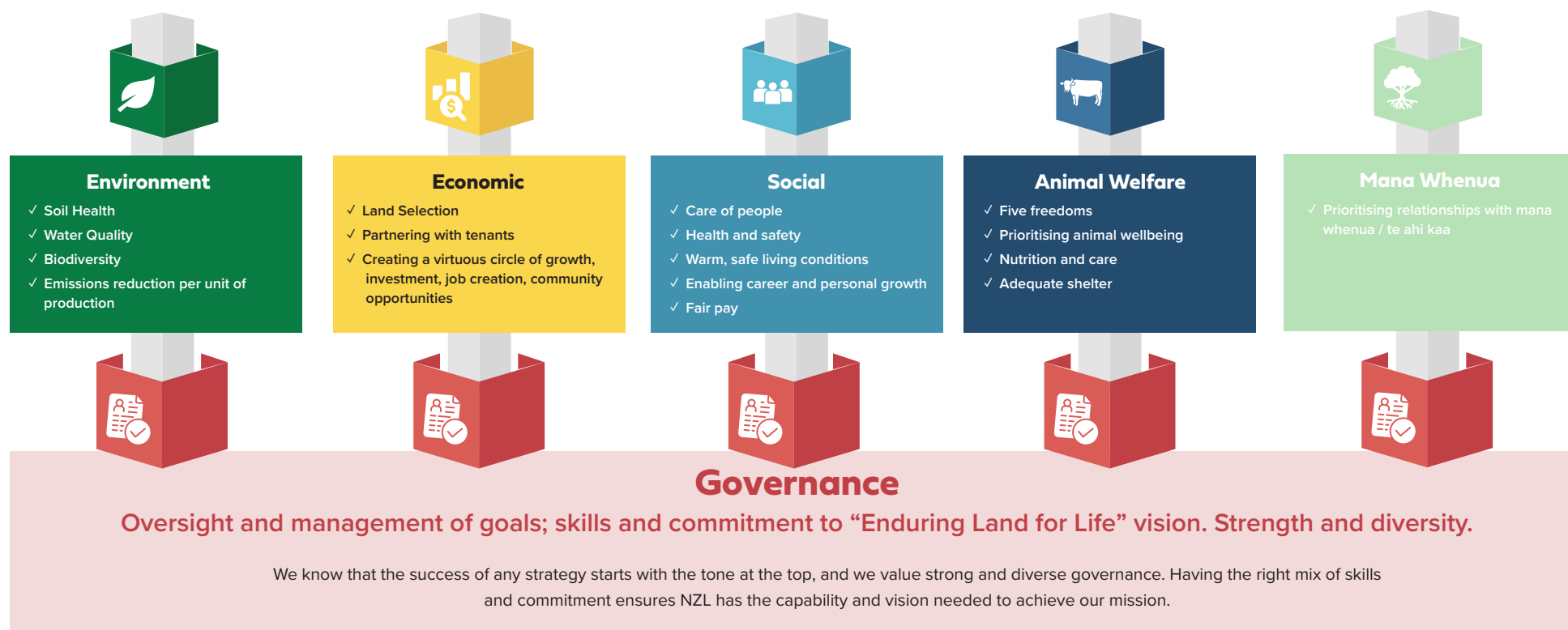
NZL has established a transition plan aligned with Science Based Targets guidance, targeting a 45.5% reduction in absolute emissions by 2035 from the FY24 base year. Priority actions include:

1. Supporting decarbonisation across the value chain through the Enduring Land for Life framework
2. Enhancing climate resilience through improved acquisition due diligence and climate mapping
3. Continuing portfolio diversification by geography, sub-sector, and tenant to reduce concentration risk
4. Advancing native regeneration and carbon sequestration programmes in partnership with forestry tenant Nateva

SUSTAINABILITY PROGRAMME

- 1 NZL continues to work on mapping its current portfolio for marginal land which can be enhanced with planting and a programme to increase biodiversity. The mitigation of erosion is a key outcome of this planting with potential for carbon sequestration and sediment control.
- 2 NZL has initiated work on several special projects across its portfolio. These include a solar pump upgrade (from diesel), improved effluent systems on some farms, (budgeted capex at purchase) and native regeneration and predator control at NZL's forestry estate in partnership with our tenant New Zealand Forestry Leasing.
- 3 Release of NZL's sustainability programme - "Enduring Land for Life". Visit our website www.nzrlc.co.nz for further detail.

Enduring Land for life: The Framework





SECTION 4

OUTLOOK

RENTAL GROWTH & FY26 FORECAST

NZL's leases incorporate regular, uncapped, CPI reviews. Accordingly, inflation will result in rental growth. Furthermore, NZL is insulated from inflation-impacted (and all other operational) on-farm costs by owning only the land.

The positive impact of inflation continued in the first half of 2026, with a number of leases successfully undergoing CPI review, these included:

- 7.3% of NZL's pastoral leases were subject to review in 2026. CPI accumulated since the leases began was +17.3%. The increased rent was payable from 1 June 2026 and will add an additional \$181,130 to NZL's income on an annualised basis.
- 100% of NZL's forestry assets were subject to rent review in the first half of 2026. CPI accumulated since the last rent review for these properties was expected to be +3.1%. On an annualised basis this adjustment adds a further \$207,260 to NZL's income.

In total 34.7%* of NZL's leases (by value) were subject to CPI linked lease reviews in the first half of FY26.

As advised on 9 July 2026 NZL has suspended its earnings guidance for FY26 in light of the liquidation of Kiwi Crunch Farms who comprise a material portion of NZL's rental income. NZL continues to negotiate sale and lease options for effected properties and will provide updated guidance when the outcome of these discussions becomes clearer.



** Percentages reflect NZRLI LP's total annual rental post the settlement of the SI Orchards property in July 2026*

DIVIDEND

Dividend

- In response to KPMG's Capital Review NZL has adopted a revised dividend policy targeting distributions of approximately 90-100% of AFFO, paid quarterly, consistent with sector practice. The policy is designed to provide greater predictability and transparency for shareholders and will only be suspended in extreme circumstances.
- NZL paid a quarterly dividend of 1.34 cps in May 2026 and has resolved to pay a second quarterly dividend of 1.34 cps. This brings the total dividend for the half year to 2.68 cps*.
- Alongside the revised dividend policy, the Board has resolved to take a more dynamic approach to the Dividend Reinvestment Plan (DRP). The Board will confirm whether the DRP will apply at each dividend announcement, having regard to the Group's capital requirements and any potential dilution to earnings and NTA. This approach broadly aligns with other listed property vehicles in New Zealand.



** NZL's AFFO after deducting Roc's share of AFFO*



APPENDICES

INVESTMENT PROPERTY SUMMARIES

Dairy and Support	Tenant 1	Tenant 2	Tenant 3	Tenant 4	Tenant 5
Location	Canterbury	Otago and Canterbury	Southland	Southland	Southland
Asset Class	Dairy and Support	Dairy and Support	Dairy	Dairy	Dairy
Area	3,910 hectares	6,149 hectares	456 hectares	564 hectares	366 hectares
Lease Type	Triple Net Lease	Triple Net Lease	Triple Net Lease	Triple Net Lease	Triple Net Lease
Lease Term	11 Years	11 Years	10 Years	10 Years	10 Years
Current Rent	\$3.97m	\$8.19m	\$0.61m	\$1.1m	\$0.6m
Rights of Renewal	2 x 12 Years	2 x 10 Years	None	2 x 10 Years	2 x 10 Years
Review Mechanism	CPI linked	CPI linked	CPI linked	CPI linked	CPI linked
Rent Reviews	3 Yearly	3 Yearly	3 Yearly	3 Yearly	3 Yearly

Horticulture & Forestry	Tenant 6	Tenant 7	Tenant 8 ¹	Tenant 9
Location	Central North Island	Central North Island	Hawkes Bay	Central Otago
Asset Class	Carbon Forestry	Carbon Forestry	Horticulture	Horticulture
Area	3,988 hectares	1,501 hectares	97 hectares	126 hectares
Lease Type	Triple Net Lease	Triple Net Lease	Triple Net Lease	Triple Net Lease
Lease Term	16 - 20 Years	20 Years	30 Years	30 Years
Current Rent	\$6.77m	\$0.66m	\$1.36m	\$1.13m
Rights of Renewal	Termination can be extended 10 years	Termination can be extended 10 years	None	None
Review Mechanism	CPI linked	CPI linked	Greater of CPI or 2.5%	Greater of CPI or 2.5%
Rent Reviews	Annual	Annual	Annual	Annual

1. As advised Kiwi Crunch's Receivers advised that Kiwi Crunch has ceased to use, possess or occupy the Hawke's Bay properties and that they do not adopt the lease agreements. As a result NZL served notice to Kiwi Crunch of its intention to cancel the leases on these properties.

INVESTMENT SUMMARY

NZL PROVIDES INVESTORS WITH EXPOSURE TO:



Favourable Industry Dynamics

Long term demand for key commodities and food vs declining availability of productive land drives land values. Productive rural land is finite in supply and its value is founded on worldwide population growth, growing food demand, and yield-boosting innovation. Increasing scarcity of productive land globally is mirrored in New Zealand.

New Zealand is one of the world's lowest-cost and lowest-carbon emitting producers of protein, fibre and timber in the world.

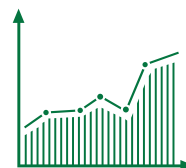


A Proven Value Add Acquirer of Land

Successfully acquired 17,077 hectares of pastoral, forestry and horticultural land since listing on 21 December 2020¹.

NAV per share increased from \$1.250 (21 December 2020) to \$1.597 as at 30 June 2026². This represents total increase in NAV per share of +27.8%.

NAV growth has been achieved alongside an expansion to capital base from 60.6m shares on issue at IPO to ~146.5m shares on issue as at 30 June 2026.



Attractive Total Returns

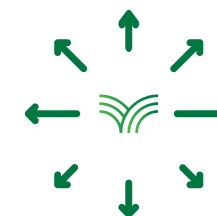
NAV per share has grown by +27.8% since NZL's IPO. NZL has paid/declared a total of 17.23 cps in dividends. Total company returns have been +41.6%³.

Farmland does not typically experience the same volatility that mark economic changes. It usually experiences peaks and plateaus – appreciating at an attractive rate when times are positive but not necessarily retreating when conditions are tough, this is driven by its increasing scarcity.



High Quality Tenants with Attractive WALT

Tenants with significant operating experience, robust balance sheets and governance frameworks. 11.1 year WALT (by lease value).



A Significant Growth Opportunity

NZL provides unique investment exposure as it is currently the only pure-play listed exposure to New Zealand rural land.

NZL provides inflation hedging and stable income via CPI-linked leases (uncapped).

NZL's strategy is to continue to grow its portfolio, both in dairy and other attractive agricultural opportunities, to ultimately provide scale and diversified exposure to high quality New Zealand rural land.

1. This land is owned via an LP, 75% owned by NZL and 25% by Roc Partners

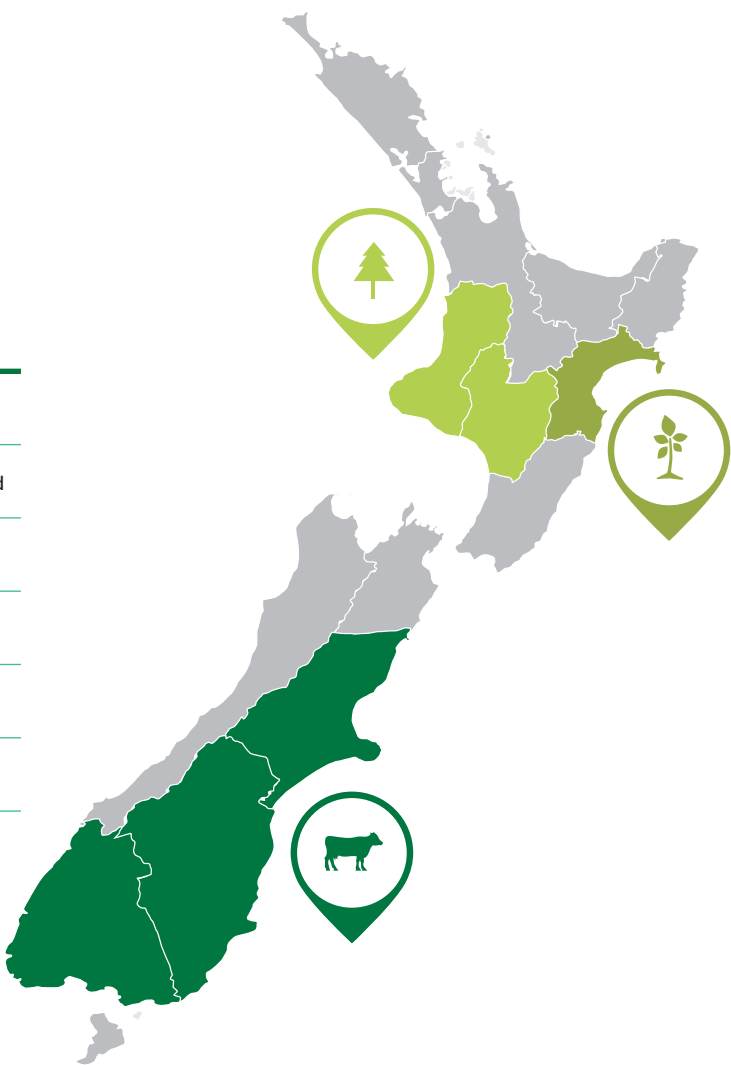
2. This NAV growth has been achieved alongside an expansion of capital base from 60,600,000 shares on issue at IPO to 146,497,193 on issue as at 30 June 2026.

3. Calculation assumes full participation in rights issues, plus dividend accumulated to 30 June 2026.

PORTFOLIO OVERVIEW - AS AT 30 JUNE 2026

NZL owns 17,077 hectares of highly-productive agricultural land spread across three sub-sectors and with long-term leases to some of New Zealand’s most successful operators.

RURAL ASSET CLASS	 HORTICULTURE ¹	 FORESTRY ¹	 PASTORAL ¹
Land Area (ha)	144	5,488	11,445
Region	Hawke's Bay & Otago	Central North Island	Canterbury, Otago & Southland
Current Use	Apples & Pears	Forestry & Carbon	Dairy & Support
WALT (years)	28.0	16.4	6.4
# of Tenants	2	2	5
% of Total Portfolio ²	8%	31%	61%



¹25% owned by Roc. Numbers are rounded.
²WALT is weighted by lease value.

Tenant Concentration, Lease Profile & Lease Overview - AS AT 30 JUNE 2026

NZL expects tenant diversification to increase as it continues to grow its asset base.

NZL’s Weighted Average Lease Term (WALT) - 11.1 years.

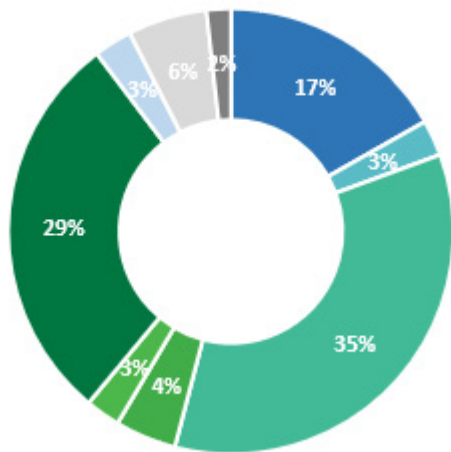
NZL’s pastoral farm leases all have three, six and nine year **CPI increases** with tenant rights of renewal in years 10 or 11.

NZL’s forestry leases all have annual **CPI increases**.

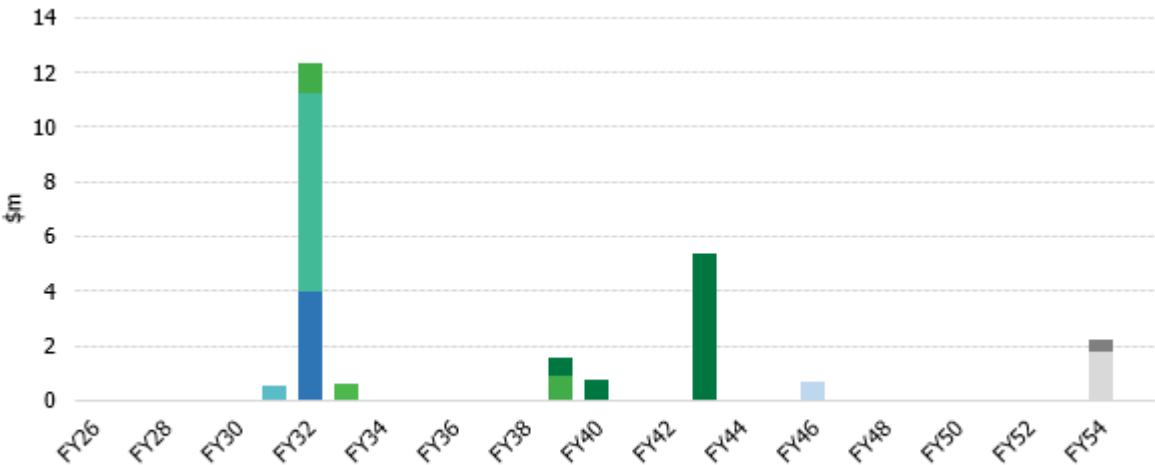
NZL’s horticultural assets have **annual rental increases of 2.5% or CPI** whichever is greater.

All leases are triple net leases, tenants are responsible for all repair and maintenance costs.

Tenant Concentration as % of Lease Value



Lease Expiry Profile by Value



■ Tenant 1 ■ Tenant 2 ■ Tenant 3 ■ Tenant 4 ■ Tenant 5 ■ Tenant 6 ■ Tenant 7 ■ Tenant 8 ■ Tenant 9

FOREIGN OWNERSHIP RULES & LEVELS



New Zealand Buyer

NZL is highly advantaged because it is a New Zealand buyer of rural land.



Current Listed Company Foreign Ownership Rules

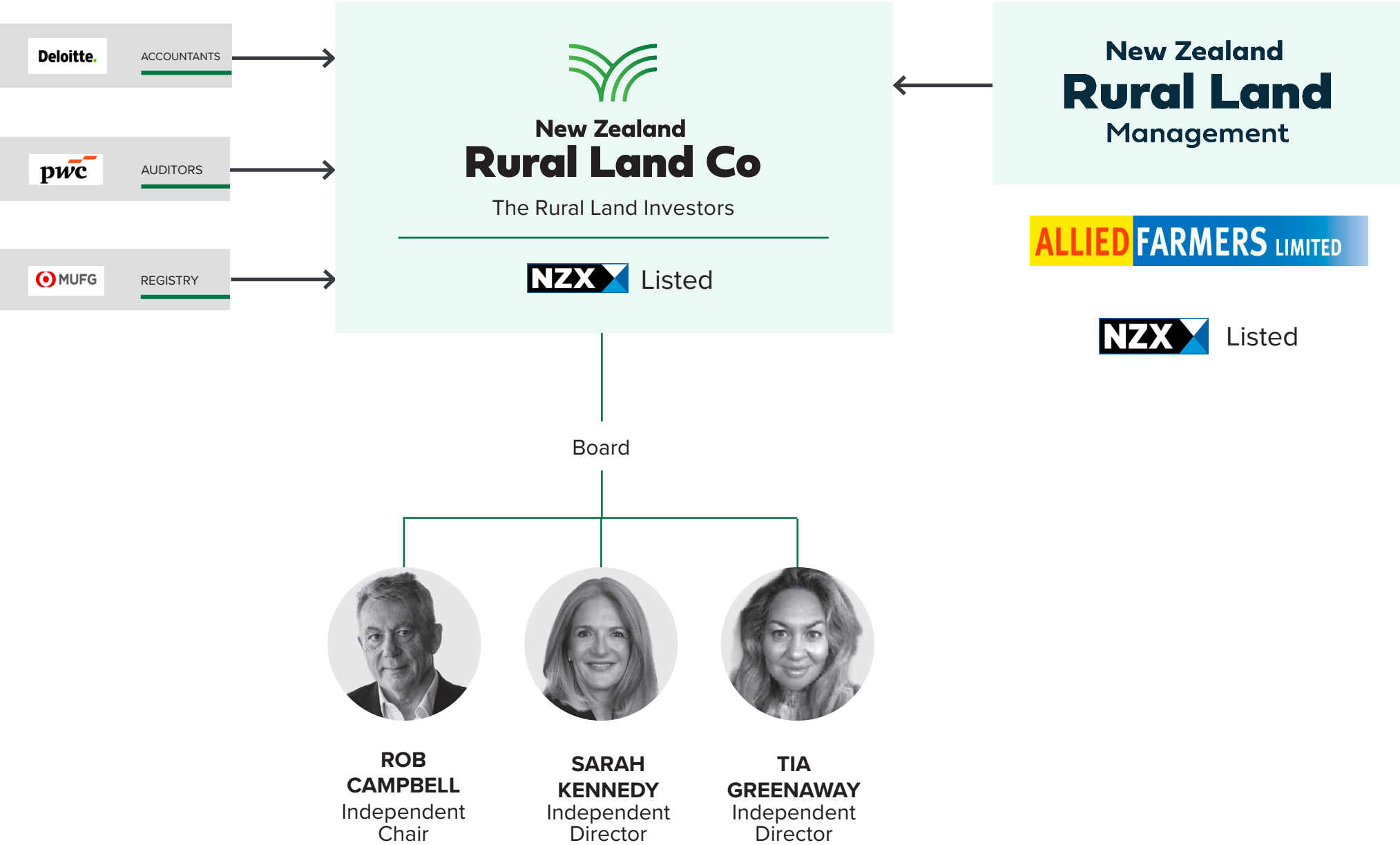
Under the Overseas Investment Amendment Act 2021, NZL can have foreign domiciled shareholders of up to 49.9% of its share register (subject to certain share parcel restrictions). Private companies in NZ are limited to less than 25%.



Current NZL Foreign Ownership

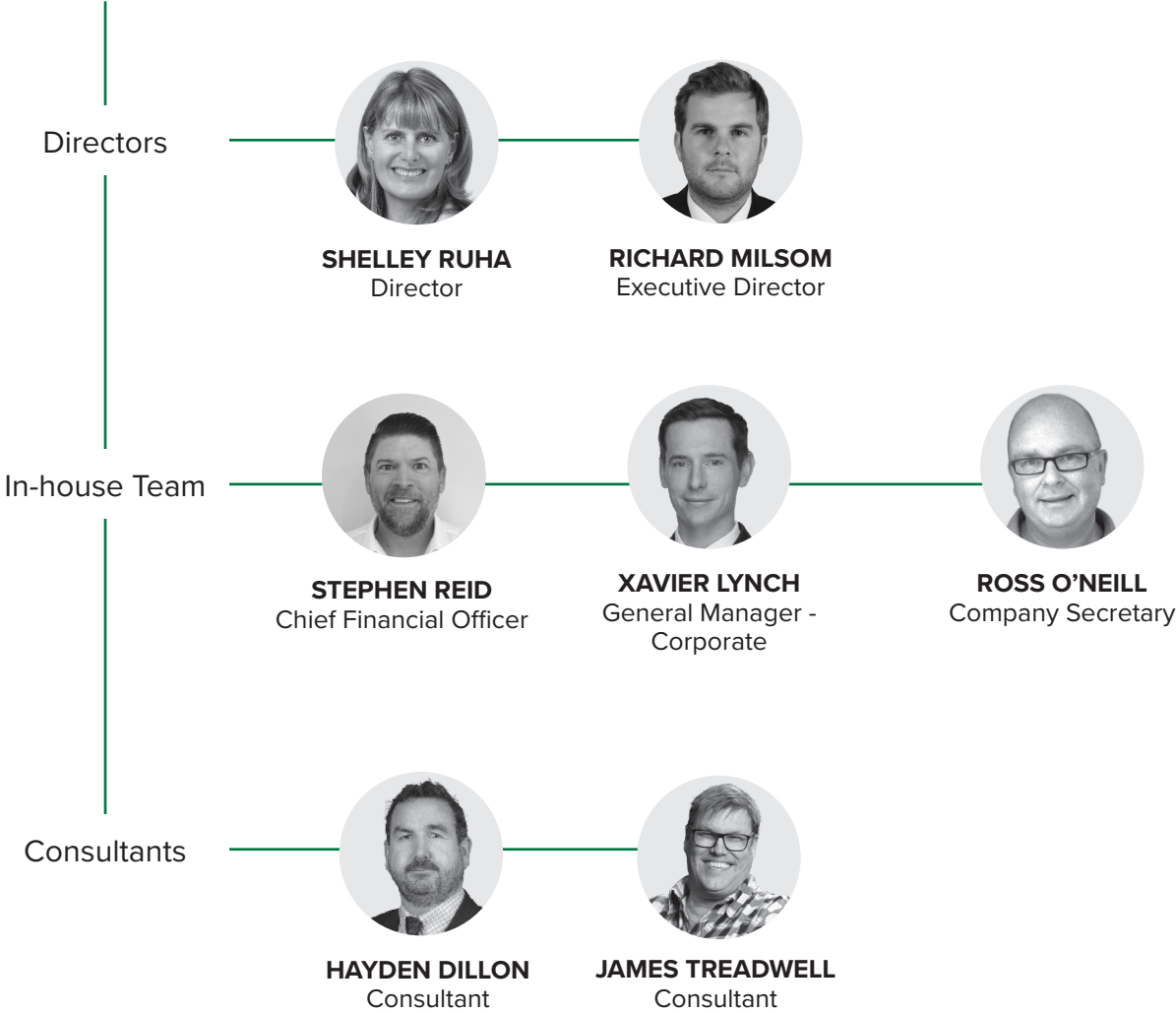
As at 30 June 2026, NZL had foreign domiciled shareholders amounting to ~28.5% of its share register.

WHO IS NZL



NZRLM TEAM STRUCTURE

 New Zealand Rural Land Management (ALF:NZX)



INDEX INCLUSIONS AND BROKER RESEARCH COVERAGE

Index Inclusions



FTSE Global Micro Cap Index

**S&P Dow Jones
Indices**
A Division of S&P Global

S&P / NZX All Real Estate Index



MSCI World Micro Cap Index

**S&P Dow Jones
Indices**
A Division of S&P Global

S&P / NZX Micro Cap Index

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