Half Year Report

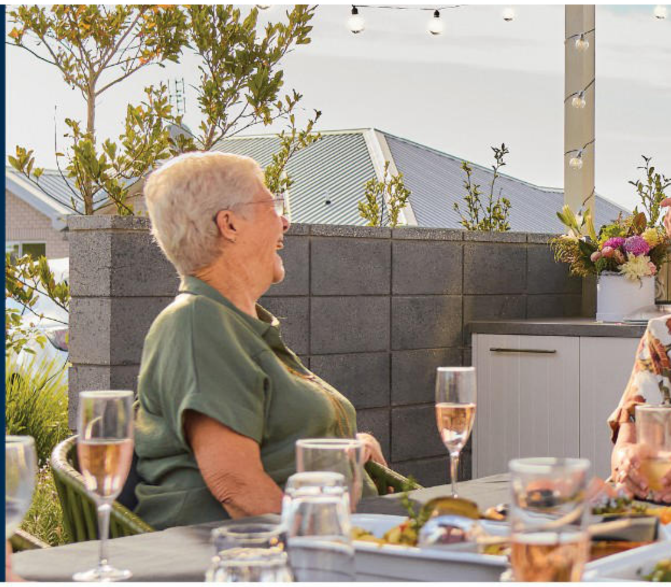
2026

Summerset

Cover: Summerset Rototuna resident Rosalie Trolove enjoying one of the village's recreational areas.
Inside front cover: Artist impression of Summerset Half Moon Bay, Auckland.

OUR RESIDENTS

Bringing the best of life to our residents every day – resulting in high levels of resident satisfaction



OUR ENVIRONMENT

Every day we focus on:

Minimising waste

Increasing energy efficiency

Being more sustainable

Contents

OUR PEOPLE

People are the heart of Summerset. Our values are:

Strong enough to care

One team

Strive to be the best

Snapshot

Our people

10,000+
Residents

3,300+
Staff members

91%
Village resident satisfaction

Our care

88%
Care resident satisfaction

1,696
Care units (which include beds)

959
Care units in land bank (which include beds)

Our portfolio

7,458
Retirement units

5,062
Retirement units in land bank

$9.8b
Total assets
1H25 $8.7b* ▲14%

481
Units delivered
1H25 334

45
Villages completed or under development

9
Greenfield sites

813
Sales of ORAs
1H25 692 ▲17%

Our performance

$171.4m
Net profit after tax
1H25 $89.4m* ▲92%

$103.4m
Underlying profit
1H25 $106.6m ▼3%

$31.0m
Cash flow from existing operations
1H25 $7.9m ▲291%

$14.41
NTA per share
1H25 $12.92*

20.0%
Development margin
1H25 29.4%

Refer to the Glossary on pages 54 to 55 for definitions of key terms

** 1H25 has been restated - refer to pages 24 to 25 for details*

Waikanae village amenities including the recreational bowling green and outdoor entertainment spaces

Chair's report

Mark Verbiest
Chair

Welcome to Summerset's Half Year report for the six months ended 30 June 2026. Summerset has continued to make strong progress, supported by the strength of our retirement village model, our trusted brand, disciplined capital and cost management and ongoing investment in the village communities and care services that underpin our long-term growth.

This progress has been achieved against a challenging operating backdrop, with geopolitical uncertainty, a subdued property market, and ongoing cost and funding pressures continuing to affect business conditions across both markets.

As a Board, and as a company, we believe we have adapted to the economic conditions and made appropriate changes necessary to support prudent, sustainable growth.

Summerset strategy

We remain confident that Summerset's strategy is robust and positions us well for long-term success. It is focused on delivering high-quality, predominantly broadacre, villages across New Zealand and expanding our proven model into Australia in a measured way. We remain focused on providing an outstanding resident experience, improving returns from our portfolio, reducing development funding requirements and lowering net debt over time.

In the current economic environment we will continue to pursue Summerset's long-term growth strategy with a more selective approach to the pace and sequencing of development. We will maintain a sustainable build programme that reflects prospective resident demand, available capital, and expected returns.

In New Zealand, we will continue delivering at a strong and sustainable pace, with each stage of development supported by clear demand and attractive returns. In Australia, we remain confident in the long-term opportunity and will continue to expand in a measured way as we prove our model and build scale.

This approach allows Summerset to keep growing, while maintaining flexibility and ensuring investment decisions continue to support sustainable shareholder returns over time.

Board priorities for FY26

In the first half, the Board supported a series of deliberate actions to sustain Summerset's delivery programme, further improve the resilience of the business, reduce leverage over the medium term and create a stronger platform for future growth.

As the portfolio matures, the Board is also focused on ensuring stronger operating performance translates into recurring earnings, better cash conversions and improved returns over time. Higher occupancy, improved care performance, focused cost management and revenue optimisation are all important contributors to that shift.

Cash flow remains an important measure for investors. While Summerset is still a growth company, with a meaningful portion of the portfolio either in development or early in its economic life, as the portfolio develops, it is important investors can clearly see

The first stage of Summerset Blenheim's village centre amenities

the different cash profiles of new, maturing and established villages.

As villages mature, Summerset has worked to provide clearer reporting on operating cash flow, development cash flow and stock movement, and to show how new villages progress toward more established earnings and cash-flow profiles. This supports market confidence in the strength and maturity of the model.

The Board is also supporting management's focus on efficiency and cost control as part of the broader programme to improve operating performance and reduce leverage over the medium term.

Delivering in New Zealand and Australia

Summerset achieved important milestones across New Zealand and Australia during the first half, reflecting the strength of the company's integrated living and care model. The opening of new village centre buildings demonstrates the increasing maturity of the portfolio and the importance of investing in the amenities, care and community infrastructure that support resident experience and long-term value.

For the Board, the priority is to ensure this progress creates long-term value, is appropriately funded, and remains aligned with market conditions.

> As Summerset continues to expand across two markets, we remain focused on balancing future growth with strong cash generation, prudent capital allocation and a resilient balance sheet.

Capital management and dividend policy

The Board's approach to capital management is centred on maintaining a prudent balance sheet and strong liquidity providing a funding platform that supports continued growth. Summerset's development model requires significant capital over long time horizons, and our responsibility is to ensure growth decisions are supported by appropriate funding capacity, clear demand signals and measured execution.

As part of its regular capital management cycle, the Board has completed a review of Summerset's dividend policy and broader shareholder return settings. These changes are designed to optimise shareholder returns while supporting business resilience and ensuring growth continues to be funded prudently.

Under the revised policy, dividends will be assessed against cash flow from existing operations, with a payout range of 20% to 60% of that measure. This better aligns shareholder distributions with operating cash generation, while excluding the development activity that supports future growth. It is intended that the dividend reinvestment plan will remain in place for now. The declaration and payment of dividends will remain at the discretion of the Board of Directors.

The Board considers these changes appropriate for a growth business with a maturing portfolio. They provide a clearer link between dividends and operating performance and supports a balanced approach to returns and reinvestment.

These settings are intended to strengthen balance sheet resilience, improve capital efficiency and ensure the business has capacity to pursue attractive future growth opportunities.

We have also updated our capital management settings to support business resilience and guide the business through the current environment. By the end of 2027, our priorities are to reduce net debt to below $1.9 billion, target gearing to 33% and operate within a reduced target debt range of $1.75 billion to $2.25 billion. We also intend to maintain a sustainable group build rate of 600 to 700 homes per annum in the medium term, and align shareholder returns with operating cash generation through the revised dividend framework.

For the first half of 2026, the Board has declared an interim dividend of 3.8 cents per share, representing approximately 30% of cash flow from existing operations.

Sector and regulatory environment

The proposed amendments to New Zealand's Retirement Villages Act remain an important sector development. Summerset supports clear, fair and practical settings that protect residents, strengthen disclosure and maintain confidence, while recognising the significant long-term capital required to develop, operate and maintain retirement villages.

We also remain conscious of pressure in aged-care funding. Summerset is committed to quality care and resident experience, but funding settings need to support a sustainable care sector as acuity, compliance and workforce costs continue to increase alongside demand from an ageing population.

We welcomed the recent publication of the Ministerial Advisory Group's report into aged care which recognises many of the challenges facing the sector and the importance of ensuring New Zealand's aged-care system remains sustainable for the future. We support reforms that improve outcomes for older New Zealanders and look forward to working with government, the New Zealand Aged Care Association and other stakeholders as the recommendations are progressed.

Governance and Board renewal

Board renewal and succession remain important to Summerset's governance. We recently announced the appointment of Alison Barrass as a non-executive independent director from 1 September 2026 and Chair of the People and Culture Committee from 1 October 2026. Alison brings significant governance and executive experience across consumer goods, agriculture, property development, financial services and technology, together with a strong customer perspective and prior CEO experience. These skills will be valuable as Summerset continues to grow across two markets and deepen its customer focus.

Alison's appointment follows Gráinne Troute's decision to retire from the Board on 30 September 2026 after 10 years of service. On behalf of the Board, I want to thank Gráinne for her leadership and contribution over a period of significant growth and change for Summerset. During her tenure, resident numbers have more than doubled, the village network has expanded from 21 to 44 villages, and Summerset has entered Australia. Gráinne has been a highly valued member of the Board and has contributed across a wide range of governance activities, including chairing the People and Culture Committee.

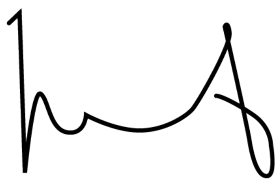
This transition reflects the Board's continued emphasis on renewal, continuity and the skills needed to support Summerset's next stage of growth.

Outlook

Looking to the second half, the Board will continue to prioritise sustainable growth, business resilience, strong governance and sustainable shareholder returns, while continuing to deliver for our residents. We remain confident in Summerset's strategy, the capability of the management team and the long-term demographic demand for high-quality retirement living and care in New Zealand and Australia.

Summerset is deliberately building a more resilient growth company — maintaining a sustainable delivery programme, improving returns from the existing portfolio and retaining flexibility for future growth.

I would like to thank our residents, families, staff, partners and shareholders for their continued support of Summerset.



Mark Verbiest
Chair

27 August 2026

CEO's report

Scott Scoullar
Chief Executive Officer

Summerset delivered a resilient business performance in a very challenging market in the first half of 2026. This was supported by increased sales, improving operating performance, disciplined stock management, continued development delivery, important milestones in Australia being met and ongoing strength in our brand.

During the half, we made prudent decisions to support continued growth with additional financial discipline. This included keeping FY26 group deliveries within our expected range, progressing revenue initiatives and reviewing capital allocation across our development pipeline.

Financial and sales performance

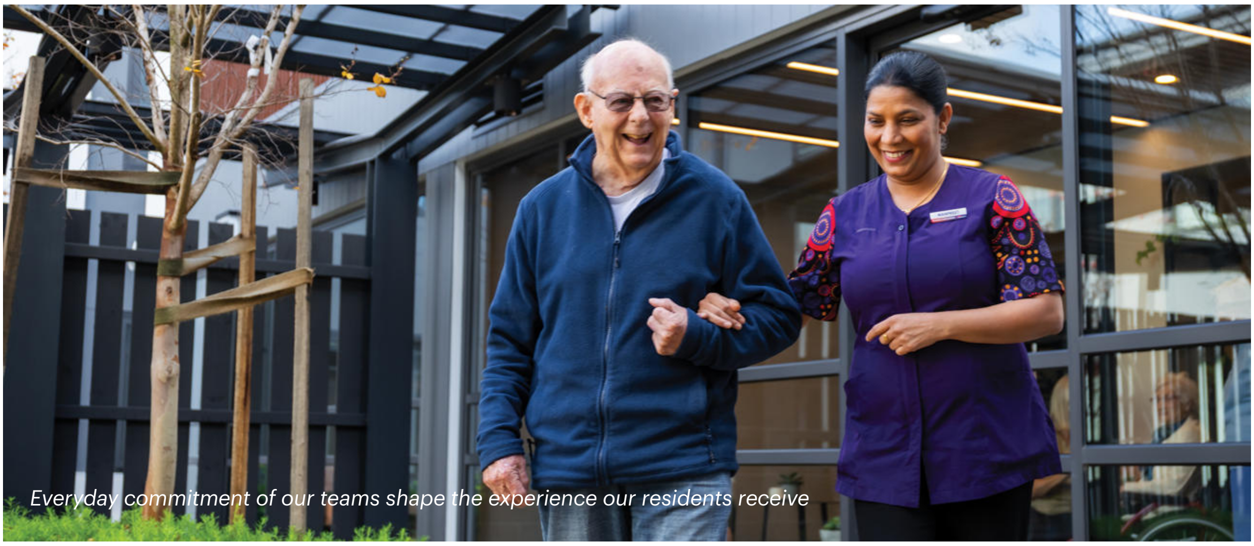
In the six months ended 30 June 2026 Summerset's cash flow from existing operations (CFEO) increased significantly to $31.0 million, from $7.9 million in 1H25, and IFRS net profit after tax was $171.4 million, up 92% on the first half of last year, driven by portfolio revaluations, continued operational growth and the impact of revised deferred management fee (DMF) settings. Underlying profit for the half was $103.4 million, down 3% on the same period last year reflecting a change in the mix of homes Summerset is selling currently, while revenue increased to $200.3 million from $173.0 million.

Gearing decreased to 36.9%, remaining well within our targeted 30–40% band, while total assets increased 14% on the first half of 2025 to $9.8 billion, reflecting the continued growth and maturity of the portfolio.

Realised development margin at 20% was within Summerset's long-term guidance range of 20–25% and reflected expected sales from the product mix in the half following the delivery of four new village centre buildings and a greater weighting of care and serviced apartment sales. This was consistent with the development pipeline and the guidance provided in February 2026. Our independent villas in New Zealand, which will continue to form the bulk of our deliveries in the coming years, continue to deliver strongly with a 29% development margin.

Improving operating leverage as the portfolio grows has been a key priority for the company. Higher occupancy, revenue optimisation, improving care performance and disciplined cost management are contributing to stronger recurring earnings and will contribute to reducing gearing over time. These trends demonstrate the increasing contribution from Summerset's established operating portfolio and the shift toward a more balanced earnings and cash-generation profile as the business matures.

Our result was supported by strong sales activity, portfolio growth and continued high rates of care occupancy. The increase in CFEO was also underpinned by stronger net cash from resales as the portfolio matures and the benefits from converting care beds to the Occupation Right Agreement (ORA) model flow through. This remains an important differentiator for Summerset and demonstrates the cash-generating profile of our established villages.



Everyday commitment of our teams shape the experience our residents receive

Summerset's sales activity was pleasing during the first half, particularly given the challenging market conditions and broader uncertainty. For the six months ended 30 June 2026, total occupation right agreement sales of 813 were up 17% on the same period last year, with new sales up 12% and resales up 23%.

Resales continued to perform well with resale margins at 23%, similar to prior years. Our uncontracted resale stock is now just 2.2% of the portfolio — the lowest it has been since the first half of 2022. This performance matters because resales are a key part of the cash generation profile of a maturing village portfolio and demonstrate the ongoing appeal of established Summerset communities.

As signalled in February, the opening of four new village centre buildings meant new sales were weighted more towards care and serviced apartment products than we've seen in previous years.

We remain careful on pricing, quality conversion and settlement performance. Sales momentum at key new villages, including Summerset St Johns in Auckland, remained strong through the half, and the village continued to be one of our strongest-performing villages for new sales.

During the half, we also progressed revenue optimisation initiatives to support long-term operating performance. This includes a carefully managed lift in our DMF for all New Zealand units to 30% from 17 August 2026. This change is expected to generate approximately $35m of additional cash flow over the next five years.

These results, together with high care occupancy and continued recognition of the Summerset brand, are important indicators of the quality of our operating platform and support the long-term strength of the model.

We will continue to invest in capability, retention, engagement and service delivery where those investments support resident outcomes and operating performance. Our people remain central to Summerset's ability to grow well and maintain trust.

Residents, people and brand

Our performance depends on the people who design, build, sell, operate and support our villages. Growth is not only a development story; it is also a resident-experience story. The village-centre openings in the first half are good examples of this. They provide the social spaces, care services, hospitality and amenities that help villages become communities, and they rely on village teams who understand residents and bring the Summerset experience to life.

Our brand remains a key strength. Summerset is New Zealand's strongest retirement village brand and was proudly named winner of the Aged Care and Retirement Villages category at the 2026 Reader's Digest New Zealand Trusted Brands Awards. This was the first time we have taken out the top honour after being highly commended for the previous seven years.

The award is based on the views of everyday consumers and reflects the trust New Zealanders place in Summerset to deliver retirement living and care that supports people to live the best of life. It is a credit to our village, care, sales, construction and support teams, whose everyday commitment shapes the experience residents and families receive across our villages.

While independent endorsement of the Summerset brand is encouraging, the more important measure is the consistency of the experience residents and families receive across our villages. Our latest resident satisfaction results remain strong, with village resident satisfaction remaining high and stable at 91%, every village meeting or exceeding our 80% target, and 24 villages scoring over 90%.

Care satisfaction also remained strong at 88%, with all care centres recording a positive Net Promoter Score (NPS) – which is a measure used to gauge customer loyalty, satisfaction and enthusiasm with a company, where an NPS over 20 is deemed favourable, and above 50, excellent – with an overall care NPS of 46.

We are also continuing to invest in the everyday experiences that make village life meaningful. Alongside village centre openings and strong satisfaction results, our national Summerset Sessions programme, local village activity calendars and digital tools such as Lumin support connection, participation and communication across our villages. These initiatives help residents stay informed, take part in events and activities, share in village life and remain connected with their community.

Beyond these programmes, we continue to support and invest in initiatives that foster connection, purpose and wellbeing among residents. Programmes such as our Resident Buddy initiative encourage connections between independent living and care residents, while family-focused initiatives, including dementia support groups and advisory forums, help strengthen relationships and provide valuable peer support. Together, these activities reflect our commitment to invest in creating vibrant communities where residents can remain engaged, connected and supported throughout their retirement journey.

Resident-led sustainability initiatives have also been recognised externally, with two Summerset villages named finalists in the 2026 Retirement Villages Association Sustainability Awards, and Summerset at Monterey Park in Hobsonville winning the category.

Hobsonville's Recycling and Repurposing Champions initiative and Mountain View's (New Plymouth) workshop programme demonstrate how residents are driving practical environmental outcomes while fostering connection, purpose and community within their villages. This recognition reflects Summerset's commitment to supporting resident-led initiatives that enhance both environmental and social sustainability.

The first half also included important executive team changes. David Martin commenced in January 2026 as Chief Sales and Marketing Transformation Lead, bringing extensive leadership experience across the retirement, property and real estate sectors and leading the formation of an integrated sales, marketing and communications function.

Eleanor Young also retired from her Chief Operating Officer New Zealand role after more than nine years with Summerset, a period in which our New Zealand village network and resident and staff numbers grew significantly. Shawn Thomson has been appointed Chief Operating Officer New Zealand from 1 August, following his contribution in senior operational roles since joining Summerset in 2022. His appointment reflects the strength of talent within the business and our commitment to creating meaningful career growth opportunities for our people.

Operational discipline and response to the environment

The changing economic environment has required sharper operational discipline across the business. We have maintained tight control of corporate overheads, scrutinised discretionary spend and prioritised activity that supports resident outcomes, sales conversion and long-term value.

Corporate overhead costs per unit are down 6% since FY25, reflecting the disciplined approach being applied within an already lean business, while protecting the service, care and village operations that underpin the Summerset brand.

During the first half, management commissioned an external cost review to benchmark Summerset's head office spending against competitors in New Zealand and Australia and identify further efficiency opportunities.

The review found the business is operating with good cost discipline and is in line with the median of our competitors, while also identifying opportunities where we can further improve efficiency. We are working through those opportunities in a measured way, with a focus on changes that support stronger operating performance without compromising resident experience.

We also have a cost savings programme in place targeting $30m-$40m in medium-term savings with approximately $26m identified to date through efficiencies, structural initiatives and procurement savings. We continue to progress further opportunities as we work towards our target, while remaining focused on maintaining the experience our residents value.

Build programme and village delivery

Summerset delivered 481 homes across New Zealand and Australia in the first half of 2026.

Summerset Cranbourne North village centre officially opened in May 2026

Our current delivery programme remains strong, with FY26 group deliveries expected to be within our forecast range of 700 to 800 homes. Within that, New Zealand deliveries are expected to be between 600 and 650 homes, while Australia remains on track to deliver 100 to 150 homes.

Over the medium term, we expect the group build rate to be held at 600 to 700 homes a year, while retaining flexibility to accelerate over time. This maintains Summerset's strategy of being a growing retirement village developer, while ensuring delivery remains aligned with demand, returns and capital management.

This delivery flexibility is a key strength of Summerset's primarily broadacre model. It allows us to maintain a sustainable build programme, align delivery with demand and capital settings, and continue investing in the long-term portfolio while protecting returns and ensuring our villages open with the amenity, care and support residents expect.

During the half we also strengthened the systems that support future village delivery, with Farsight NZ LP registered as a private Building Consent Authority to work exclusively on Summerset projects. Summerset is the only company in New Zealand with a dedicated Building Consent Authority. Having a dedicated consenting partner that understands our designs, build typologies and national pipeline is expected to provide greater consistency and predictability in applying the Building Code, streamline consenting, reduce rework and support more efficient delivery of high-quality retirement village homes over time.

The first half included several important village centre milestones, with four new village centre buildings opening during the period. Early occupancy and under-contract levels are encouraging: 45% of available serviced apartment, care and memory care stock at Cambridge, 43% at Whangārei, 30% at Waikanae, and 21% of village centre assisted living apartments at Cranbourne North in Victoria.

These early indicators matter because village centres are often the point at which a village's broader value proposition becomes most visible to residents, families and the local community.

These buildings are central to the resident experience, adding the care, support, hospitality and amenities that help turn villages into connected communities.

We also reopened the Levin Care Centre at Summerset by the Ranges following a major rebuild, modernising the centre and creating 20 care suites with private ensuites designed to feel welcoming, warm and connected. Memory care services continued through the rebuild period, and the village has also added seven new independent living cottages next to the care centre.

This is a practical example of the way we continue to invest in care capacity, community resilience and resident experience while managing capital carefully.

Care and resident experience

Care remains a core part of Summerset's continuum-of-care model. We are continuing to prioritise care occupancy, resident experience, workforce capability, care ORA uptake, operating efficiency and overall profitability.

The opening of new village centre buildings supports this by adding serviced apartments, memory care, care suites and shared amenities in villages where demand is continuing to develop. It also helps residents see a clear pathway through independent living, assisted living and care as their needs change.

Care ORAs have become an important part of our model. They provide residents and families with greater certainty and, in many cases, allow residents to use the equity from their villa or apartment to support their move into care.

This aligns with the broader continuum-of-care promise and helps residents remain within a community they know.

We are continuing to refine the operating model for care, with an emphasis on improving occupancy, efficiency and care EBITDA per bed over time, while ensuring quality and resident wellbeing remain central.

Care profitability has continued to improve as the care ORA model becomes embedded, with EBITDA per bed at around $21.2k over the past 12 months, moving within Summerset's medium-term target of $20k to $25k per bed.

Australia

Our Australian expansion will continue as planned and remains a significant long-term growth opportunity. Our first care centre at Cranbourne North is open and operating, Chirnside Park opened in August, and Oakleigh South remains on track for its FY27 opening.

Across the pipeline, we are applying clear criteria to site selection, development sequencing and capital allocation.

The opening of Cranbourne North's village centre was an important milestone and our first Australian proof point for the integrated Summerset model. Early sales of assisted living apartments at Cranbourne North are encouraging, providing useful insights as we build brand awareness, deepen local understanding of our offer and refine our approach to future Australian sites.

Our first residents at Chirnside Park moved in during August, with more residents expected to join the village in the coming months. Interest has continued to build, and the early sales response provides further confidence in the staged development of our Australian platform.

Our approach in Australia remains measured. We will continue to prove the model, learn from early operations and stage investment carefully, deploying capital where it can create the strongest long-term value.

This discipline informed the decision to sell our Craigieburn site in Victoria during the half, with settlement expected in Q4 of this year. Following a review of the project's economics and the best use of capital across the portfolio, Craigieburn no longer met our financial and non-financial criteria. While we had confidence in the concept and location when the land was acquired, the project economics changed, and selling the site was the most sensible step in the current environment.

The sale does not change our confidence in Australia. It reflects the disciplined approach we will continue to apply as we build the platform and pursue long-term returns. We will continue to review sites against financial returns, strategic fit, market conditions and non-financial criteria, and recycle capital where a site no longer meets those thresholds.

Second-half priorities

For the second half, our priorities are clear: converting sales and settlements, managing stock and operating costs carefully, maintaining deliveries within our expected group build guidance, improving care performance, engaging constructively on regulation, advocating for sustainable healthcare funding and maintaining momentum in Australia.

Looking ahead to FY27 we have clear targets to guide our progress. By the end of 2027 we are targeting net debt below $1.9b and gearing at 33%. Our target debt range has reduced to $1.75-2.25b. We're also targeting CFEO of $70-90m and Care EBITDA of $20-25k per bed.

These targets give us a clear focus to deliver value for shareholders, at the same time we will maintain our resident experience and ensure we're providing the experiences and opportunities they value.

The long-term fundamentals for Summerset remain strong. The population of older people in New Zealand and Australia continues to grow, and residents are looking for security, connection, quality housing and access to care as their needs change. Our job is to keep executing well, manage capital carefully and ensure our villages continue to deliver the resident experience that has earned Summerset its reputation.

I would like to thank our residents and their families for the trust they place in us, our staff for the commitment they bring every day, and our shareholders for their continued support as we grow Summerset's returns for the long term.

Scott Scoullar
Chief Executive Officer

27 August 2026

Half Year Financial Highlights

	1H2026	1H2025	% Change	FY2025
Net profit before tax (NZ IFRS) ($000)	179,085	72,045	148.6%	241,118
Net profit after tax (NZ IFRS) ($000)	171,439	89,444	91.7%	259,720
Underlying profit ($000)[1]	103,445	106,608	-3.0%	234,153
Total assets ($000)	9,839,575	8,665,849	13.5%	9,294,216
Net tangible assets (cents per share)	1,441.33	1,292.38	11.5%	1,375.36
Net operating cash flow ($000)	279,901	228,695	22.4%	548,176

1 Underlying profit differs from NZ IFRS profit for the period

	1H2026	1H2025	% Change	FY2025
New sales of Occupation Rights	398	354	12.4%	805
Resales of Occupation Rights	415	338	22.8%	755
Realised development margin ($000)	56,381	72,886	-22.6%	154,858
Realised gains on resales ($000)	56,424	49,139	14.8%	104,502
New Occupation Right units delivered	409	334	22.5%	693

Non-GAAP Underlying Profit

$000	1H2026	1H2025	% Change	FY2025
Profit for the period[1]	171,439	89,444	91.7%	259,720
Less fair value movement of investment property and other assets[1]	(191,110)	(85,587)	123.3%	(264,450)
Add/(less) impairment of assets/(impairment reversal) and other non-cash items[1]	2,665	(1,875)	-242.1%	(1,875)
Add realised gain on resales	56,424	49,139	14.8%	104,502
Add realised development margin	56,381	72,886	-22.6%	154,858
Add/(less) deferred tax expense/(credit)[1]	7,646	(17,399)	-143.9%	(18,602)
Underlying profit	**103,445**	**106,608**	**-3.0%**	**234,153**

1 Figure has been extracted from the financial statements

Underlying profit is a non-GAAP measure and differs from NZ IFRS profit for the period. Refer to Note 2 of the financial statements for definitions of the components of underlying profit.

Financial statements

Consolidated Income Statement

For the six months ended 30 June 2026

	NOTE	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1] $000	12 MONTHS DEC 2025 AUDITED $000
Care fees and village services		121,509	106,357	223,616
Deferred management fees		78,514	66,168	137,245
Other income		228	503	913
Total revenue		**200,251**	**173,028**	**361,774**
Reversal of impairment	5	-	1,875	1,875
Fair value movement of investment property and other assets	6	191,110	85,587	264,450
Total income		**391,361**	**260,490**	**628,099**
Operating expenses	3	(172,955)	(159,206)	(328,632)
Depreciation and amortisation	5	(16,673)	(12,422)	(26,311)
Impairment loss	5	(2,256)	-	-
Total expenses		**(191,884)**	**(171,628)**	**(354,943)**
Operating profit before finance costs		**199,477**	**88,862**	**273,156**
Finance costs		(20,392)	(16,817)	(32,038)
Profit before income tax		**179,085**	**72,045**	**241,118**
Income tax (expense)/credit	4	(7,646)	17,399	18,602
Profit for the period		**171,439**	**89,444**	**259,720**
Basic earnings per share (cents)	10	70.64	37.39	108.12
Diluted earnings per share (cents)	10	70.46	37.30	107.86

1 *The fair value of investment property has been restated as detailed in Note 1 comparative information.*

The accompanying notes form part of these financial statements.

Consolidated Statement of Comprehensive Income

For the six months ended 30 June 2026

	NOTE	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1] $000	12 MONTHS DEC 2025 AUDITED $000
Profit for the period		**171,439**	**89,444**	**259,720**
Fair value movement of interest rate swaps		4,193	(6,917)	1,558
Tax on items of other comprehensive income	4	(1,262)	2,074	(432)
(Loss)/gain on translation of foreign currency operations		(9,499)	1,535	(8,500)
Other comprehensive loss that will be reclassified subsequently to profit or loss for the period net of tax		**(6,568)**	**(3,308)**	**(7,374)**
Net gain on revaluation of property, plant and equipment	5	48,026	85,890	172,043
Tax on items of other comprehensive income	4	(13,447)	(24,049)	(48,172)
Other comprehensive income that will not be reclassified subsequently to profit or loss for the period net of tax		**34,579**	**61,841**	**123,871**
Total comprehensive income for the period		**199,450**	**147,977**	**376,217**

1 *The fair value of investment property has been restated as detailed in Note 1 comparative information.*

The accompanying notes form part of these financial statements.

Consolidated Statement of Changes in Equity

For the six months ended 30 June 2026

	SHARE CAPITAL $000	HEDGING RESERVE $000	REVALUATION RESERVE $000	FOREIGN CURRENCY TRANSLATION RESERVE $000	RETAINED EARNINGS $000	TOTAL EQUITY $000
As at 1 January 2025 (restated)[1]	**395,189**	**(7,923)**	**163,753**	**(2,369)**	**2,395,886**	**2,944,536**
Profit for the period (restated)[1]	-	-	-	-	89,444	89,444
Other comprehensive income for the period (restated)[1]	-	(4,843)	61,841	1,535	-	58,533
Total comprehensive income for the period (restated)[1]	**-**	**(4,843)**	**61,841**	**1,535**	**89,444**	**147,977**
Dividends paid	-	-	-	-	(31,632)	(31,632)
Shares issued	48,078	-	-	-	-	48,078
Employee share plan option cost	1,863	-	-	-	-	1,863
As at 30 June 2025 (unaudited) (restated)[1]	**445,130**	**(12,766)**	**225,594**	**(834)**	**2,453,698**	**3,110,822**
Profit for the period	-	-	-	-	170,276	170,276
Other comprehensive income for the period	-	5,969	62,030	(10,035)	-	57,964
Total comprehensive income for the period	**-**	**5,969**	**62,030**	**(10,035)**	**170,276**	**228,240**
Dividends paid	-	-	-	-	(27,237)	(27,237)
Shares issued	14,261	-	-	-	-	14,261
Employee share plan option cost	1,776	-	-	-	-	1,776
As at 31 December 2025 (audited)	**461,167**	**(6,797)**	**287,624**	**(10,869)**	**2,596,737**	**3,327,862**
Profit for the period	-	-	-	-	171,439	171,439
Other comprehensive income for the period	-	2,931	34,579	(9,499)	-	28,011
Total comprehensive income for the period	**-**	**2,931**	**34,579**	**(9,499)**	**171,439**	**199,450**
Dividends paid	-	-	-	-	(31,995)	(31,995)
Shares issued	14,163	-	-	-	-	14,163
Employee share plan option cost	1,717	-	-	-	-	1,717
As at 30 June 2026 (unaudited)	**477,047**	**(3,866)**	**322,203**	**(20,368)**	**2,736,181**	**3,511,197**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

The accompanying notes form part of these financial statements.

Consolidated Statement of Financial Position

As at 30 June 2026

	NOTE	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1,2] $000	12 MONTHS DEC 2025 AUDITED RESTATED[2] $000
Assets				
Cash and cash equivalents		14,099	17,660	6,046
Trade and other receivables		116,185	97,508	106,826
Interest rate swaps		17,341	17,519	20,530
Other assets		58,372	27,500	27,000
Property, plant and equipment	5	999,688	762,200	925,319
Intangible assets		1,802	3,801	2,998
Investment property	6	8,625,440	7,734,854	8,199,173
Investments		6,648	4,807	6,324
Total assets		**9,839,575**	**8,665,849**	**9,294,216**
Liabilities				
Trade and other payables		178,666	210,099	197,271
Employee benefits		35,492	32,660	32,053
Revenue received in advance		265,146	228,619	247,499
Interest rate swaps		11,860	21,670	15,937
Residents' loans	7	3,646,488	3,122,710	3,407,908
Interest-bearing loans and borrowings	8	2,074,831	1,866,800	1,971,366
Lease liability		5,704	10,367	6,742
Deferred tax liability	4	110,191	62,102	87,578
Total liabilities		**6,328,378**	**5,555,027**	**5,966,354**
Net assets		**3,511,197**	**3,110,822**	**3,327,862**
Equity				
Share capital		477,047	445,130	461,167
Reserves		297,969	211,994	269,958
Retained earnings		2,736,181	2,453,698	2,596,737
Total equity attributable to shareholders		**3,511,197**	**3,110,822**	**3,327,862**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

2 The timing of derecognition of residents' loans for transferring residents has been restated as detailed in Note 1 comparative information.

The accompanying notes form part of these financial statements.

Authorised for issue on 26 August 2026 on behalf of the Board

Mark Verbiest
Director and Chair of the Board

Fiona Oliver
Director and Chair of the Audit and Risk Committee

Consolidated Statement of Cash Flows

For the six months ended 30 June 2026

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED $000	12 MONTHS DEC 2025 AUDITED $000
Cash flows from operating activities			
Receipts from residents:			
- care fees and village services	119,311	105,853	219,985
- residents' loans - refundable accommodation deposits	729	-	-
- residents' loans - new occupation right agreements	247,574	213,060	502,403
- residents' loans - resale receipts of occupation right agreements	226,050	193,130	408,551
Residents' loans - repayments of occupation right agreements	(146,693)	(129,555)	(263,127)
Interest received	302	562	986
Payments to suppliers and employees	(167,372)	(154,355)	(320,622)
Net cash flow from operating activities	**279,901**	**228,695**	**548,176**
Cash flows to investing activities			
Sale of investment property	1,339	-	-
Payments for investment property:			
- land	(45,400)	(17,587)	(57,906)
- construction of retirement units and village facilities	(172,097)	(206,142)	(409,845)
- refurbishment of retirement units and village facilities	(14,232)	(13,426)	(31,838)
Payments for property, plant and equipment:			
- construction of care centres[1]	(39,290)	(67,619)	(134,605)
- refurbishment of care centres	(905)	(48)	(364)
- other	(12,536)	(6,784)	(12,546)
Payments for intangible assets	-	(342)	(114)
Capitalised interest paid	(31,867)	(34,317)	(72,939)
Acquisition of long-term investments	-	(1,102)	(2,219)
Net cash flow to investing activities	**(314,988)**	**(347,367)**	**(722,376)**

1 *Included in the construction of care centres is $3.2 million relating to care centre upgrades. (Jun 2025: $8.3 million, Dec 2025: $15.3 million).*

The accompanying notes form part of these financial statements.

Consolidated Statement of Cash Flows (continued)

For the six months ended 30 June 2026

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
	$000	$000	$000
Cash flows from financing activities			
Net proceeds from borrowings	80,495	10,625	207,058
Proceeds from issue of retail bonds	-	150,000	150,000
Repayment of retail bonds	-	-	(125,000)
Interest paid on borrowings	(18,061)	(16,150)	(28,327)
Payments in relation to lease liabilities	(1,205)	(1,445)	(2,686)
Dividends paid	(18,080)	(18,546)	(32,584)
Net cash flow from financing activities	**43,149**	**124,484**	**168,461**
Net increase/(decrease) in cash and cash equivalents	8,062	5,812	(5,739)
Cash and cash equivalents at beginning of period	6,046	11,705	11,705
Effects of exchange rate changes on cash and cash equivalents	(9)	143	80
Cash and cash equivalents at end of period	**14,099**	**17,660**	**6,046**

The accompanying notes form part of these financial statements.

Consolidated Reconciliation of Operating Results and Operating Cash Flows

For the six months ended 30 June 2026

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED RESTATED[1,2]	12 MONTHS DEC 2025 AUDITED RESTATED[2]
	$000	$000	$000
Profit for the period	**171,439**	**89,444**	**259,720**
Adjustments for:			
Depreciation and amortisation	16,673	12,422	26,311
Impairment loss/(reversal of impairment)	2,256	(1,875)	(1,875)
Fair value movement of investment property and other assets	(191,110)	(85,587)	(264,450)
Finance costs paid	20,392	16,817	32,038
Income tax expense	7,646	(17,399)	(18,602)
Deferred management fees amortisation	(78,514)	(66,168)	(137,245)
Employee share plan option cost	2,417	2,011	4,725
Other non-cash items	468	133	(1,446)
	(219,772)	**(139,646)**	**(360,544)**
Movements in working capital			
Decrease/(increase) in trade and other receivables	2,063	2,008	(8,887)
Increase/(decrease) in employee benefits	3,649	(1,305)	(2,485)
(Decrease)/increase in trade and other payables	(12,276)	(1,183)	5,438
Increase in residents' loans net of non-cash amortisation	334,798	279,377	654,934
	328,234	**278,897**	**649,000**
Net cash flow from operating activities	**279,901**	**228,695**	**548,176**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

2 The timing of derecognition of residents' loans for transferring residents has been restated as detailed in Note 1 comparative information.

The accompanying notes form part of these financial statements.

Consolidated notes to the financial statements

For the six months ended 30 June 2026

1. General information

The consolidated interim financial statements presented for the six months ended 30 June 2026 are for Summerset Group Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group"). The Group develops, owns and operates integrated retirement villages.

Summerset Group Holdings Limited is registered in New Zealand under the Companies Act 1993 and is an FMC Reporting Entity for the purposes of the Financial Markets Conduct Act 2013. The Company is listed on the New Zealand Stock Exchange (NZX), being the Company's primary exchange, and is listed on the Australian Securities Exchange (ASX) as a foreign exempt listing.

The consolidated interim financial statements have been prepared in accordance with generally accepted accounting practice in New Zealand (NZ GAAP), except for Note 2: Non-GAAP underlying profit, which is presented in addition to NZ GAAP compliant information. The statements comply with NZ IAS 34 – *Interim Financial Reporting* and IAS 34 – *Interim Financial Reporting*, and are prepared in accordance with the Financial Markets Conduct Act 2013.

The consolidated interim financial statements for the six months ended 30 June 2026 are unaudited and have been the subject of review by the auditor, pursuant to NZ SRE 2410 (Revised) *Review of Financial Statements Performed by the Independent Auditor of the Entity*, issued by the External Reporting Board. They are presented in New Zealand dollars, which is the Company's and its New Zealand and Cook Islands subsidiaries' functional currency. The functional currency of the Company's Australian subsidiaries is Australian dollars. All financial information has been rounded to the nearest thousand, unless otherwise stated. Certain comparative information has been updated to conform with the current year's presentation.

These consolidated interim financial statements have been prepared on a going concern basis, which requires the Board to have reasonable grounds to believe that the Group will be able to pay its debts as and when they become due.

Subsidiaries are fully consolidated at the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases. The financial statements are prepared for the same reporting period as the Company, using consistent accounting policies. All intra-group transactions and balances arising within the Group are eliminated in full. All subsidiary companies are 100% owned and incorporated in New Zealand, Australia or Cook Islands with a balance date of 31 December. During the period, the Group established a wholly owned captive insurance subsidiary incorporated in the Cook Islands. The subsidiary's activities and financial impact were not material to the Group's interim financial statements.

These consolidated interim financial statements have been prepared using the same accounting policies, significant judgements and estimates as, and should be read in conjunction with, the Group's financial statements for the year ended 31 December 2025, except for the accounting policy change described in the comparative information section below.

Segment reporting

The Group operates in one industry, being the provision of integrated retirement villages. Management has exercised judgement in determining that the Group's operating activities form a single reportable segment, based on the similarity of services across all villages, the type of customer, and the regulatory environment. The chief operating decision makers, the Chief Executive Officer and the Board, regularly review the operating results of the Group as a whole for the purpose of assessing performance and allocating

Consolidated notes to the financial statements (continued)

resources. The measures considered most relevant and used to assess performance are the consolidated income statement, consolidated statement of financial position and underlying profit, with a reconciliation between non-GAAP underlying profit and NZ IFRS profit provided in Note 2.

The Group continues to proceed with its expansion into Australia with seven sites purchased to date. At 30 June 2026, non-current assets[1] in New Zealand totalled $8,969.7 million (Jun 2025: $8,006.5 million, Dec 2025: $8,560.9 million), and in Australia totalled $657.2 million (Jun 2025: $494.4 million, Dec 2025: $566.6 million).

Health New Zealand - Te Whatu Ora is a major source of revenue for the Group, as the Group derives care fee revenue in respect of eligible government subsidised aged care residents. Fees earned from Health New Zealand - Te Whatu Ora for the period ended 30 June 2026 amounted to $33.7 million (Jun 2025: $28.7 million, Dec 2025: $60.7 million). No other customers individually contribute a significant proportion of the Group revenue.

Comparative information

a) The Group has updated comparative information to reflect the restatement of investment property fair value movements. At 30 June 2025, the investment property valuations did not correctly account for loans to residents in accordance with NZ IAS 40 *Investment Property*, which has reduced the residents' loans liability within the calculation of investment property. As a result, the comparative information has been restated to correct the overstatement of investment property and fair value gains. The adjustment had no effect on cash flows and banking covenants.

	6 MONTHS JUN 2025 UNAUDITED REPORTED $000	OPENING BALANCE ADJUSTMENT (1 JANUARY 2025)[1] $000	ADJUSTMENT (30 JUNE 2025) $000	6 MONTHS JUN 2025 UNAUDITED RESTATED $000
Income Statement				
Fair value movement of investment property and other assets	123,320	-	(37,733)	85,587
Profit for the period	127,177	-	(37,733)	89,444
Statement of Comprehensive Income				
Gain/(loss) on translation of foreign currency operations	1,519	-	16	1,535
Other comprehensive income	(3,324)	-	16	(3,308)
Net transfer to shareholders equity	**185,694**	**-**	**(37,717)**	**147,977**
Statement of Financial Position				
Investment property	7,797,502	(24,931)	(37,717)	7,734,854
Net change to total assets	**8,679,300**	**(24,931)**	**(37,717)**	**8,616,652**
Retained earnings	2,516,362	(24,931)	(37,733)	2,453,698
Foreign currency translation reserve	(850)	-	16	(834)
Net change to total equity attributable to shareholders	**3,173,470**	**(24,931)**	**(37,717)**	**3,110,822**
Basic earnings per share (cents)	53.16	-	(15.77)	37.39
Diluted earnings per share (cents)	53.04	-	(15.74)	37.30

1 The correction also impacted the years ended 31 December 2023 and 31 December 2024 and has been reflected in the opening balances at 1 January 2025.

1 Non-current assets include property, plant and equipment, investment property and intangible assets.

b) The Group has updated comparative information to reflect a change in accounting policy relating to the timing of derecognition of residents' loans for transferring residents (residents transferring between units). Previously, for transferring residents, residents' loans were derecognised when a resident transferred to their new unit. Under the revised policy, derecognition occurs upon settlement of a new occupation right agreement for the resident's previous unit. This change in accounting policy results in more reliable and relevant information by applying a consistent approach to the derecognition of residents' loans for transferring and non-transferring residents. As a result, the comparative information has been restated to reflect the impact on residents' loans, trade and other payables and trade and other receivables.

	12 MONTHS DEC 2025 AUDITED			12 MONTHS DEC 2025 AUDITED
	REPORTED	OPENING BALANCE ADJUSTMENT (1 JANUARY 2025)[1]	ADJUSTMENT (31 DECEMBER 2025)	RESTATED
	$000	$000	$000	$000
Statement of Financial Position				
Trade and other receivables	47,480	40,444	18,902	106,826
Net change to total assets	**9,234,870**	**40,444**	**18,902**	**9,294,216**
Trade and other payables	209,777	(5,129)	(7,377)	197,271
Residents' loans	3,336,056	45,573	26,279	3,407,908
Net change to total liabilities	**5,907,008**	**40,444**	**18,902**	**5,966,354**

1 The accounting policy update has been reflected in the opening balances at 1 January 2025

	6 MONTHS JUN 2025 UNAUDITED			6 MONTHS JUN 2025 UNAUDITED
	REPORTED (INCLUDING ADJUSTMENTS)	OPENING BALANCE ADJUSTMENT (1 JANAURY 2025)[1]	ADJUSTMENT (30 JUNE 2025)	RESTATED
	$000	$000	$000	$000
Statement of Financial Position				
Trade and other receivables	48,311	40,444	8,753	97,508
Net change to total assets	**8,616,652**	**40,444**	**8,753**	**8,665,849**
Trade and other payables	219,413	(5,129)	(4,185)	210,099
Residents' loans	3,064,199	45,573	12,938	3,122,710
Net change to total liabilities	**5,505,830**	**40,444**	**8,753**	**5,555,027**

1 The accounting policy update has been reflected in the opening balances at 1 January 2025

The Group has also updated comparative information to reflect a restatement to separately disclose long term residents' loans within the Residents' Loans Note 7 (previously included within 'Deferred management fees and other receivables').

Consolidated notes to the financial statements (continued)

2. Non-GAAP underlying profit

	Ref	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1] $000	12 MONTHS DEC 2025 AUDITED $000
Profit for the period		171,439	89,444	259,720
Less fair value movement of investment property and other assets	a)	(191,110)	(85,587)	(264,450)
Add/(less) impairment of assets/(impairment reversal) and other non-cash items	b)	2,665	(1,875)	(1,875)
Add realised gain on resales	c)	56,424	49,139	104,502
Add realised development margin	d)	56,381	72,886	154,858
Add/(less) deferred tax expense/(credit)	e)	7,646	(17,399)	(18,602)
Underlying profit		**103,445**	**106,608**	**234,153**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

Underlying profit is a non-GAAP measure and differs from NZ IFRS profit for the period. Underlying profit does not have a standardised meaning prescribed by GAAP and therefore may not be comparable to similar financial information presented by other entities. The Directors have provided an underlying profit measure in addition to IFRS profit to assist readers in determining the impact of fair value movements, realised gains associated with development and resales activity, impairment and tax expense in the Group's income statement. The measure is used internally in conjunction with other measures to monitor performance and make investment decisions. Underlying profit is a measure that the Group uses consistently across reporting periods.

This statement presented is for the Group, prepared in accordance with the Basis of preparation: underlying profit described below.

Basis of preparation: underlying profit

Underlying profit is determined by taking profit for the period determined under NZ IFRS, adjusted for the impact of the following:

a) Less fair value movement of investment property and other assets: reversal of investment property valuation changes recorded in NZ IFRS profit for the period, which comprise both realised and non-realised valuation movements. This is reversed and replaced with realised development margin and realised resale gains during the period, effectively removing the unrealised component of the fair value movement of investment property.

b) Add/(less) impairment of assets/(impairment reversal) and other non-cash items: remove the impact of non-operating one-off items and non-cash care centre valuation changes recorded in NZ IFRS profit for the period. Care centres are valued semi-annually, with fair value gains flowing through to the revaluation reserve unless the gain offsets a previous impairment to fair value that was recorded in NZ IFRS profit. Where there is any impairment of a care centre, or reversal of a previous impairment that impacts NZ IFRS profit for the period, this is eliminated for the purposes of determining underlying profit.

c) Add realised gain on resales: add the realised gains across all resales of occupation rights during the period. The realised gain for each resale is determined to be the difference between the licence price for the previous occupation right for a unit and the occupation right resold for that same unit during the period, with recognition point being the settlement of the resold unit. Realised resale gains exclude deferred management fees and refurbishment costs.

d) Add realised development margin: add realised development margin across all new sales of occupation rights during the period, with the recognition point being the cash settlement. Realised development margin is the margin earned on the first time sale of an occupation right following the development of a unit. The margin for each new sale is determined to be the licence price for the occupation right, less the cost of developing that unit.

   Components of the cost of developing units include directly attributable construction costs and a proportionate share of the following costs:

   - Infrastructure costs
   - Land cost on the basis of the purchase price of the land
   - Interest during the build period
   - Head office costs directly related to the construction of units

   All costs above include non-recoverable GST.

Development margin excludes the costs of developing common areas within the retirement village (including a share of the proportionate costs listed above). This is because these areas are assets that support the sale of occupation rights for not just the new sale, but for all subsequent resales. It also excludes the costs of developing care centres.

Where costs are apportioned across more than one asset, the apportionment methodology is determined by considering the nature of the cost, which is then largely allocated using one of two main cost drivers, gross floor area for costs attributed to a particular construction stage or footprint area for costs attributable to the whole village. For sites with numerous multi-storey buildings, gross floor area is substituted for footprint for those shared costs where it is deemed a more appropriate mechanism for apportionment between assets.

Where a unit not previously sold under occupation right agreement is converted to a unit sold under occupation right agreement, realised development margin recognised on the new sale of these units includes the following costs:

- Conversion costs
- A fair value apportionment reflecting the value of the property immediately prior to conversion

e) Add/(less) deferred tax expense/(credit): reversal of the impact of deferred taxation.

Underlying profit does not include any adjustments for abnormal items or fair value movements on financial instruments that are included in NZ IFRS profit for the period.

3. Operating expenses

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED $000	12 MONTHS DEC 2025 AUDITED $000
Employee expenses	109,374	99,509	205,429
Property-related expenses	19,580	16,957	36,219
Repairs and maintenance expenses	6,121	5,990	13,258
Other operating expenses	37,880	36,750	73,726
Total operating expenses	**172,955**	**159,206**	**328,632**

4. Income tax

Tax expense comprises current and deferred tax, calculated using the tax rate enacted or substantively enacted at balance date and any adjustment to tax payable in respect of prior years. Tax expense is recognised in the income statement, except when it relates to items recognised directly in the statement of comprehensive income, in which case the tax expense is recognised in the statement of comprehensive income.

Deferred tax expense is recognised in respect of temporary differences between the carrying amounts of assets and liabilities in the financial statements and the amounts used for taxation purposes. A deferred tax asset is recognised only to the extent that it is probable it will be utilised. Temporary differences arising on the initial recognition of assets or liabilities that affect neither accounting nor taxable profit are not provided for, unless they arise from a business combination or a transaction that gives rise to equal taxable and deductible temporary differences.

NZ IAS 12, *Income Taxes* provides that there is a rebuttable presumption that investment property measured at fair value under NZ IAS 40, *Investment Properties* is recovered through sale. This presumption is rebutted if:

- The investment property is depreciable (e.g. buildings and land under a lease); and
- The investment property is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Consolidated notes to the financial statements (continued)

The Group considers that the recovery through sale presumption for the manner of recovery of investment property is appropriate, consistent with its business model objective to ensure any portfolio decisions are accretive to the overall value of the business, either through use or sale.

The Group recognises a deferred tax asset on tax losses only to the extent that it offsets existing deferred tax liabilities in the relevant jurisdiction.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

a) Income tax recognised in the income statement

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
	$000	$000	$000
Tax expense comprises:			
Deferred tax relating to the origination and reversal of temporary differences	7,646	(17,399)	(18,602)
Total tax expense/(credit) reported in income statement	**7,646**	**(17,399)**	**(18,602)**

The prima facie income tax expense on pre-tax accounting profit from operations reconciles to the income tax expense in the financial statements as follows:

	6 MONTHS JUN 2026 UNAUDITED		6 MONTHS JUN 2025 UNAUDITED RESTATED[1]		12 MONTHS DEC 2025 AUDITED	
	$000	%	$000	%	$000	%
Profit before income tax	**179,085**		**72,045**		**241,118**	
Income tax using the corporate tax rate	50,144	28.0%	20,173	28.0%	67,513	28.0%
Capitalised interest	(9,143)	(5.1%)	(9,901)	(13.7%)	(20,458)	(8.5%)
Other non-deductible expenses	3,591	2.0%	3,111	4.3%	6,570	2.7%
Non-assessable investment property revaluations	(54,620)	(30.5%)	(27,863)	(38.7%)	(80,540)	(33.4%)
Other	12,616[2]	7.1%	(2,919)	(4.1%)	8,721	3.6%
Prior period adjustments	5,058	2.8%	-	0.0%	(408)	(0.2%)
Total income tax expense/(credit)	**7,646**	**4.3%**	**(17,399)**	**(24.2%)**	**(18,602)**	**(7.8%)**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

2 Included in other is the utilisation of the investment boost for the first time and significant property, plant and equipment capitalised.

The Group tax losses are as follows:

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
	$000	$000	$000
Tax losses available	1,079,121	858,454	951,410
Tax effected	303,556	241,268	267,436
Unrecognised tax losses	19,009	15,079	14,110

(b) Amounts charged or credited to other comprehensive income

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED $000	12 MONTHS DEC 2025 AUDITED $000
Tax expense comprises:			
Net gain on revaluation of property, plant and equipment	13,447	24,049	48,172
Fair value movement of interest rate swaps	1,262	(2,074)	432
Total tax expense reported in statement of comprehensive income	**14,709**	**21,975**	**48,604**

(c) Amounts charged or credited directly to equity

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED $000	12 MONTHS DEC 2025 AUDITED $000
Tax expense comprises:			
Deferred tax relating to employee share option plans	258	126	176
Total tax expense reported directly in equity	**258**	**126**	**176**

(d) Imputation credit account

There were no imputation credits received or paid during the half year and the balance at 30 June 2026 is nil (Jun 2025 and Dec 2025: nil).

(e) Deferred tax

Movement in the deferred tax balance comprises:

	BALANCE 1 JAN 2026 $000	RECOGNISED IN INCOME $000	RECOGNISED DIRECTLY IN EQUITY $000	RECOGNISED IN OCI* $000	BALANCE 30 JUN 2026 UNAUDITED $000
Property, plant and equipment	145,259	13,564	-	13,447	172,270
Investment property	74,164	7,376	-	-	81,540
Revenue in advance	127,486	15,614	-	-	143,100
Interest rate swaps	(2,622)	-	-	1,262	(1,360)
Income tax losses not yet utilised	(253,326)	(31,221)	-	-	(284,547)
Right of use asset	1,699	(142)	-	-	1,557
Lease liability	(1,970)	164	-	-	(1,806)
Other items	(3,112)	2,291	258	-	(563)
Net deferred tax liability	**87,578**	**7,646**	**258**	**14,709**	**110,191**

** Other comprehensive income*

Consolidated notes to the financial statements (continued)

	BALANCE 1 JAN 2025	RECOGNISED IN INCOME	RECOGNISED DIRECTLY IN EQUITY	RECOGNISED IN OCI*	BALANCE 30 JUN 2025 UNAUDITED
	$000	$000	$000	$000	$000
Property, plant and equipment	97,725	(9,255)	-	24,049	112,519
Investment property	65,151	4,078	-	-	69,229
Revenue in advance	104,010	11,288	-	-	115,298
Interest rate swaps	(3,054)	-	-	(2,074)	(5,128)
Income tax losses not yet utilised	(201,157)	(25,032)	-	-	(226,189)
Right of use asset	3,206	(460)	-	-	2,746
Lease liability	(3,758)	488	-	-	(3,270)
Other items	(4,723)	1,494	126	-	(3,103)
Net deferred tax liability	**57,400**	**(17,399)**	**126**	**21,975**	**62,102**

	BALANCE 1 JAN 2025	RECOGNISED IN INCOME	RECOGNISED DIRECTLY IN EQUITY	RECOGNISED IN OCI*	BALANCE 31 DEC 2025 AUDITED
	$000	$000	$000	$000	$000
Property, plant and equipment	97,725	(638)	-	48,172	145,259
Investment property	65,151	9,013	-	-	74,164
Revenue in advance	104,010	23,476	-	-	127,486
Interest rate swaps	(3,054)	-	-	432	(2,622)
Income tax losses not yet utilised	(201,157)	(52,169)	-	-	(253,326)
Right of use asset	3,206	(1,507)	-	-	1,699
Lease liability	(3,758)	1,788	-	-	(1,970)
Other items	(4,723)	1,435	176	-	(3,112)
Net deferred tax liability	**57,400**	**(18,602)**	**176**	**48,604**	**87,578**

** Other comprehensive income*

5. Property, plant and equipment

	BUILDINGS AND LAND $000	MOTOR VEHICLES $000	PLANT AND EQUIPMENT $000	FURNITURE AND FITTINGS $000	RIGHT OF USE ASSETS $000	TOTAL $000
Cost						
Balance at 1 January 2025	553,094	10,517	48,727	12,135	18,585	643,058
Additions	71,347	1,309	5,972	809	-	79,437
Disposals	-	(142)	-	-	(1,131)	(1,273)
Transfer	4,359	-	318	-	(318)	4,359
Reversal of impairment through profit or loss	1,875	-	-	-	-	1,875
Net revaluations through other comprehensive income	78,862	-	-	-	-	78,862
Balance at 30 June 2025 (unaudited)	**709,537**	**11,684**	**55,017**	**12,944**	**17,136**	**806,318**
Additions	82,886	556	4,046	386	108	87,982
Disposals	-	(296)	-	-	(108)	(404)
Transfer	3,965	-	156	-	(156)	3,965
Remeasurements	-	-	-	-	(1,698)	(1,698)
Net revaluations through other comprehensive income	77,853	-	-	-	-	77,853
Balance at 31 December 2025 (audited)	**874,241**	**11,944**	**59,219**	**13,330**	**15,282**	**974,016**
Additions	24,491	1,489	8,537	2,154	-	36,671
Disposals	-	(104)	(7)	(13)	-	(124)
Transfer	8,110	-	-	-	-	8,110
Impairment through profit or loss	(2,256)	-	-	-	-	(2,256)
Net revaluations through other comprehensive income	37,102	-	-	-	-	37,102
Balance at 30 June 2026 (unaudited)	**941,688**	**13,329**	**67,749**	**15,471**	**15,282**	**1,053,519**

Consolidated notes to the financial statements (continued)

	BUILDINGS AND LAND $000	MOTOR VEHICLES $000	PLANT AND EQUIPMENT $000	FURNITURE AND FITTINGS $000	RIGHT OF USE ASSETS $000	TOTAL $000
Accumulated depreciation						
Balance at 1 January 2025	-	2,469	20,890	7,978	8,908	40,245
Depreciation charge for the year	7,028	406	2,756	584	1,037	11,811
Disposals	-	(109)	-	-	(801)	(910)
Transfer	-	-	221	-	(221)	-
Net revaluations through other comprehensive income	(7,028)	-	-	-	-	(7,028)
Balance at 30 June 2025 (unaudited)	**-**	**2,766**	**23,867**	**8,562**	**8,923**	**44,118**
Depreciation charge for the year	8,300	447	3,009	611	900	13,267
Disposals	-	(282)	-	-	(106)	(388)
Transfer	-	-	107	-	(107)	-
Net revaluations through other comprehensive income	(8,300)	-	-	-	-	(8,300)
Balance at 31 December 2025 (audited)	**-**	**2,931**	**26,983**	**9,173**	**9,610**	**48,697**
Depreciation charge for the year	10,924	456	3,156	692	892	16,120
Disposals	-	(58)	(1)	(3)	-	(62)
Net revaluations through other comprehensive income	(10,924)	-	-	-	-	(10,924)
Balance at 30 June 2026 (unaudited)	**-**	**3,329**	**30,138**	**9,862**	**10,502**	**53,831**
Carrying amounts						
As at 30 June 2025 (unaudited)	709,537	8,918	31,150	4,382	8,213	762,200
As at 31 December 2025 (audited)	874,241	9,013	32,236	4,157	5,672	925,319
As at 30 June 2026 (unaudited)	**941,688**	**10,000**	**37,611**	**5,609**	**4,780**	**999,688**

Buildings and land include $96.3 million of care centres under development carried at cost, due to the stage and nature of the development fair value is unable to be reliably determined (Jun 2025: $128.4 million, Dec 2025: $211.1 million).

Right of use assets relate to the Group's leased office premises, car park spaces and plant and equipment.

Classification between investment property and property, plant and equipment

On initial recognition, the Group performs an assessment to determine whether a unit type should be classified as investment property or property, plant and equipment. The assessment is based on the significance of ancillary services provided to residents who occupy accommodation under an occupation right agreement. For the purposes of this assessment, the Group considers that portion of weekly fees that gives rise to a separate performance obligation for the Group, as ancillary services. In addition to a quantitative assessment, the business model (being the provision of accommodation and/or care) is considered when determining the classification of the property as either investment property or property, plant and equipment. Subsequent reclassification of unit types between investment property or property, plant and equipment, occur only when there has been a change in use.

Revaluations

An independent valuation to determine the fair value of all assets related to care centres was carried out as at 30 June 2026 by independent registered valuers CBRE Limited ("CBRE NZ"), Jones Lang LaSalle Limited ("JLL NZ") and Jones Lang LaSalle Australia Pty Limited ("JLL AU"). Valuations are carried out semi-annually.

The Group is unable to reliably determine the fair value of care centres under development and therefore these are carried at cost.

CBRE NZ and JLL NZ determine the fair value of New Zealand care centres (excluding the cash flows associated with occupation right agreements on care units) using an earnings-based multiple approach. The valuer then determines the portion of the valuation that relates to land and buildings using a capitalisation of market rental income of a notional lease. Any residual balance after the valuer's determination of land and buildings and chattels is attributed to goodwill by the valuer. Any resulting goodwill is not recognised in the financial statements.

JLL AU determine the fair value of Australian care centres (excluding the cash flows associated with refundable accommodation deposits on care units) using an earnings-based multiple approach. The expected cash inflows arising from the sale of an assumed number of refundable accommodation deposits are then added to the value of the care centre to derive the gross value.

Significant assumptions used in the most recent valuation are included in the table below:

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
Market value per care bed - New Zealand	$60,000 - $161,000	$58,000 - $154,000	$58,000 - $150,000
Market value per care bed - Australia	$212,000	N/A	N/A
Individual unit earning capitalisation rate - New Zealand	11.0% - 15.0%	11.0% - 15.0%	11.0% - 15.0%
Individual unit earning capitalisation rate - Australia	14.0%	N/A	N/A

Revaluation of units under occupation right agreement held as property, plant and equipment

To assess the market value of the Group's interest in the units under occupation right agreement held as property, plant and equipment, CBRE NZ and JLL NZ undertook a discounted cash flow analysis to derive a fair value. The valuer then apportions that fair value on a gross basis in accordance with NZ IAS 16 to land and buildings and other assets, taking into account the fair value attributable to resident loan balances under those occupation right agreements. The land and buildings value determined by the valuer is recognised as property, plant and equipment. Goodwill, if any, is not recognised. Significant assumptions used by CBRE NZ and JLL NZ are included in the table below:

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
Discount rate	13.5% - 15.5%	13.5% - 15.5%	13.5% - 15.5%
Growth rate	0.0% - 3.5%	0.5% - 3.5%	1.0% - 3.5%
Average entry age of residents	81 years - 95 years	79 years - 96 years	81 years - 95 years
Stabilised departing occupancy periods of units	2.9 years - 3.2 years	2.9 years - 3.2 years	2.9 years - 3.2 years

The fair value of units under occupation right agreement held as property, plant and equipment as at 30 June 2026 totalled $619.0 million (Jun 2025: $414.5 million, Dec 2025: $494.2 million).

Consolidated notes to the financial statements (continued)

Sensitivity analysis to significant changes in unobservable inputs within Level 3 of the hierarchy

As the fair value of care centres is determined using inputs that are unobservable, the Group has categorised property, plant and equipment 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 categorised within Level 3 of the fair value hierarchy of the entity's portfolio of care centres are the capitalisation rates applied to individual unit earnings and the market value per care bed. The sensitivities of the significant assumptions are shown in the table below:

	Adopted value[1]	Capitalisation rate +50 bp	Capitalisation rate -50 bp
30 June 2026			
Valuation ($000)	234,682		
Difference ($000)		(9,251)	10,015
Difference (%)		(3.9%)	4.3%
30 June 2025			
Valuation ($000)	179,050		
Difference ($000)		(7,250)	7,950
Difference (%)		(4.0%)	4.4%
31 December 2025			
Valuation ($000)	188,500		
Difference ($000)		(7,500)	8,100
Difference (%)		(4.0%)	4.3%

1 *Adopted value represents the capitalised net cash flow of the care centre adjusted to reflect an optimal operating position.*

The significant unobservable inputs used in the fair value measurement categorised within Level 3 of the fair value hierarchy of the entity's portfolio of units under occupation right agreement, held as property, plant and equipment, are the discount rates and growth rates. The sensitivities of the significant assumptions are shown in the table below:

	Adopted value[1]	Discount rate +50 bp	Discount rate -50 bp	Growth rates +50bp	Growth rates -50bp
30 June 2026					
Valuation ($000)	317,290				
Difference ($000)		(12,712)	13,802	19,676	(17,816)
Difference (%)		(4.0%)	4.4%	6.2%	(5.6%)
30 June 2025					
Valuation ($000)	173,000				
Difference ($000)		(7,245)	7,765	11,645	(10,640)
Difference (%)		(4.2%)	4.5%	6.7%	(6.2%)
31 December 2025					
Valuation ($000)	244,580				
Difference ($000)		(9,540)	10,602	15,682	(13,922)
Difference (%)		(3.9%)	4.3%	6.4%	(5.7%)

1 *The adopted value is the operator's interest. The operator's interest presented in this sensitivity differs from the fair value recognised for care units. The fair value, as determined by the independent valuer, includes the operator's interest, the value of unsold care units and the associated resident liabilities.*

Other key components in determining the fair value of units under occupation right held as property, plant and equipment are the average entry age of residents and the average occupancy of units. A significant decrease (increase) in the occupancy period of units would result in a significantly higher (lower) fair value measurement, and a significant increase (decrease) in the average entry age of residents would result in a significantly higher (lower) fair value measurement.

Cost model

If buildings and land were measured using the cost model, the carrying amounts would be as follows:

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
	BUILDINGS AND LAND $000	BUILDINGS AND LAND $000	BUILDINGS AND LAND $000
Cost	569,117	449,665	536,516
Accumulated depreciation and impairment losses	(76,297)	(57,073)	(65,373)
Net carrying amount	**492,820**	**392,592**	**471,143**

Security

At 30 June 2026, all care centres held by retirement villages registered under the Retirement Villages Act 2003 are subject to a registered first mortgage in favour of the Statutory Supervisor.

6. Investment property

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
		RESTATED[1]	
	$000	$000	$000
Balance at beginning of period	8,199,173	7,303,813	7,303,813
Additions	261,224	340,306	647,778
Transfer to other assets	(36,572)[2]	-	-
Transfer to property, plant and equipment	(8,110)	(4,359)	(8,324)
Disposals	(1,790)	-	-
Fair value movement	196,310	89,087	268,649
Foreign exchange movement	15,205	6,007	(12,743)
Total investment property	**8,625,440**	**7,734,854**	**8,199,173**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

2 Included in transfer to other assets is an asset held for sale of $36.6 million relating to Craigieburn land as it is expected to be sold within the next twelve months.

Consolidated notes to the financial statements (continued)

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1] $000	12 MONTHS DEC 2025 AUDITED $000
Development land measured at fair value	631,828	588,156	644,175
Retirement villages measured at fair value[2]	7,269,982	6,541,844	6,828,166
Retirement villages under development measured at cost	723,630	604,854	726,832
Total investment property	**8,625,440**	**7,734,854**	**8,199,173**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

2 Included in retirement villages measured at fair value is nil relating to a village under development measured at fair value (Jun 2025: $202.5 million, Dec 2025: nil).

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1,2] $000	12 MONTHS DEC 2025 AUDITED RESTATED[2] $000
Manager's net interest	4,885,096	4,466,237	4,684,034
Plus: revenue received in advance relating to investment property	256,624	223,174	240,467
Plus: liability for residents' loans relating to investment property	3,483,720	3,045,443	3,274,672
Total investment property	**8,625,440**	**7,734,854**	**8,199,173**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

2 The timing of derecognition of residents' loans for transferring residents has been restated as detailed in Note 1 comparative information.

The Group is unable to reliably determine the fair value of the non-land portion of retirement villages under development at 30 June 2026 and therefore these are carried at cost. This equates to $723.6 million of investment property (Jun 2025: $604.9 million, Dec 2025: $726.8 million). The exception is St Johns at 30 June 2025, which was carried at fair value due to its advanced stage of construction.

The fair value of investment property, including land, as at 30 June 2026 was determined by independent registered valuers CBRE NZ, JLL NZ, CBRE Valuations Pty Limited ("CBRE AU") and JLL AU. The fair value of the Group's investment property is determined on a semi-annual basis, based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

As required by NZ IAS 40 - *Investment Property*, the fair value as determined by the independent registered valuer is adjusted for assets and liabilities already recognised on the balance sheet which are also reflected in the discounted cash flow analysis.

To assess the fair value of the Group's interest in each New Zealand and Australia villages, CBRE NZ, JLL NZ and JLL AU have undertaken a discounted cash flow analysis to derive a present value. The Group's development land has been valued by CBRE NZ, JLL NZ, CBRE AU and JLL AU using the direct comparison approach.

At 30 June 2025, near completed stages of St Johns have been valued using the residual approach where a number of blocks were valued as work in progress together with residual land. The value of the work in progress was calculated as the market value of completed stock less selling expenses, and an allowance for profit and risk, holding costs, and costs to complete including a contingent sum.

The valuers' conclusions are based on data and market sentiment as at the date of the valuation and a degree of caution should be exercised when relying upon the valuation.

Significant assumptions used by the valuers in relation to the New Zealand and Australian investment property are included in the table below:

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
Discount rate	13.5% - 16.0%	13.5% - 16.8%	13.5% - 16.0%
Growth rate	0.0% - 3.5%	0.0% - 3.5%	0.0% - 3.5%
Average entry age of residents	73 years - 88 years	73 years - 90 years	73 years - 90 years
Stabilised departing occupancy periods of units	3.9 years - 9.0 years	4.0 years - 8.8 years	3.8 years - 8.6 years

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

Sensitivity analysis to significant changes in unobservable inputs within Level 3 of the hierarchy

To assess the market value of the Group's interest in a retirement village, CBRE NZ, JLL NZ and JLL AU have undertaken a discounted cash flow analysis to derive a present value.

The sensitivities of the significant assumptions are shown in the table below:

	Adopted value[1]	Discount rate +50 bp	Discount rate -50 bp	Growth rates +50bp	Growth rates -50bp
30 June 2026					
Valuation ($000)	2,944,196				
Difference ($000)		(117,968)	127,457	181,132	(165,400)
Difference (%)		(4.0%)	4.3%	6.2%	(5.6%)
30 June 2025					
Valuation ($000)	2,462,352				
Difference ($000)		(95,645)	103,545	156,439	(142,825)
Difference (%)		(3.9%)	4.2%	6.4%	(5.8%)
31 December 2025					
Valuation ($000)	2,679,174				
Difference ($000)		(104,351)	112,480	168,449	(154,256)
Difference (%)		(3.9%)	4.2%	6.3%	(5.8%)

1 *Adopted value differs to figures in other notes. It is the value of completed units, net of related resident liability. The amount does not include unsold stock, work in progress or development land.*

Other key components in determining the fair value of investment property are the average entry age of residents and the average occupancy of units. A significant decrease (increase) in the occupancy period of units would result in a significantly higher (lower) fair value measurement, and a significant increase (decrease) in the average entry age of residents would result in a significantly higher (lower) fair value measurement.

Security

At 30 June 2026, all investment property relating to registered retirement villages under the Retirement Villages Act 2003 are subject to a registered first mortgage in favour of the Statutory Supervisor to secure the Group’s obligations to the occupation right agreement holders.

Consolidated notes to the financial statements (continued)

7. Residents' loans

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1,2] $000	12 MONTHS DEC 2025 AUDITED RESTATED[1,2] $000
Balance at beginning of period	4,336,020	3,677,607	3,677,607
Net receipts for residents' loans - resales of occupation right agreements	48,662	34,836	100,319
Receipts for residents' loans - new occupation right agreements	283,668	246,704	558,094
Total gross occupation right agreements residents' loans	**4,668,350**	**3,959,147**	**4,336,020**
Deferred management fees and other receivables	(880,450)	(737,352)	(807,977)
Loans to residents	(142,142)	(99,085)	(120,135)
Total occupation right agreements residents' loans	**3,645,758**	**3,122,710**	**3,407,908**
Balance at beginning of period	-	-	-
Net receipts for residents' loans - refundable accommodation deposits	730	-	-
Total gross refundable accommodation deposits residents' loans	**730**	**-**	**-**
Total residents' loans	**3,646,488**	**3,122,710**	**3,407,908**

1 *The timing of derecognition of residents' loans for transferring residents has been restated as detailed in Note 1 comparative information.*

2 *We have restated to separately disclose the loans to residents and deferred management fees and other receivables. Previously these were disclosed net.*

	6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED RESTATED[1] $000	12 MONTHS DEC 2025 AUDITED RESTATED[1] $000
Village			
Total gross residents' loans	**4,411,777**	**3,813,866**	**4,130,139**
Deferred management fees and other receivables	(843,576)	(703,120)	(780,390)
Loans to residents	(84,481)	(65,303)	(75,077)
Total village residents' loans	**3,483,720**	**3,045,443**	**3,274,672**
Care			
Total gross residents' loans	**257,303**	**145,281**	**205,881**
Deferred management fees and other receivables	(36,874)	(34,232)	(27,587)
Loans to residents	(57,661)	(33,782)	(45,058)
Total care residents' loans	**162,768**	**77,267**	**133,236**
Total residents' loans	**3,646,488**	**3,122,710**	**3,407,908**

1 *The timing of derecognition of residents' loans for transferring residents has been restated as detailed in Note 1 comparative information.*

8. Interest-bearing loans and borrowings

		6 MONTHS JUN 2026 UNAUDITED $000	6 MONTHS JUN 2025 UNAUDITED $000	12 MONTHS DEC 2025 AUDITED $000
Repayable within 12 months				
Retail bond - SUM020	4.20%	-	125,000	-
Repayable after 12 months				
Secured bank loans	Floating	1,471,726	1,136,475	1,366,226
Retail bond - SUM030	2.30%	150,000	150,000	150,000
Retail bond - SUM040	6.59%	175,000	175,000	175,000
Retail bond - SUM050	6.43%	125,000	125,000	125,000
Retail bond - SUM060	5.70%	150,000	150,000	150,000
Total loans and borrowings at face value		**2,071,726**	**1,861,475**	**1,966,226**
Transaction costs for loans and borrowings capitalised:				
Opening balance		(8,779)	(7,780)	(7,780)
Capitalised during the period		-	(1,775)	(3,315)
Amortised during the period		1,176	1,138	2,316
Closing balance		(7,603)	(8,417)	(8,779)
Total loans and borrowings at amortised cost		**2,064,123**	**1,853,058**	**1,957,447**
Fair value adjustment on hedged borrowings		10,708	13,742	13,919
Carrying value of interest-bearing loans and borrowings		**2,074,831**	**1,866,800**	**1,971,366**

Further interest rate and loan disclosures below:

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
Weighted average interest rate[1]	5.0%	5.6%	5.4%
Percentage of interest-bearing loans and borrowings at fixed interest rates	59.1%	63.3%	62.6%

1 *Weighted average interest rate includes margin, line fees and interest rate swaps.*

Consolidated notes to the financial statements (continued)

The secured bank loan facility at 30 June 2026 has a limit of approximately $2,031.9 million (Jun 2025: $1,901.5 million, Dec 2025: $1,993.0 million). This includes lending of the following:

Currency	Lending limit	Expiration
NZD	$500 million	November 2028
AUD	$118 million	November 2028
NZD	$320 million	November 2029
AUD	$330 million	November 2029
NZD	$355 million	November 2030
AUD	$167 million	November 2030
NZD	$60 million	November 2031
AUD	$40 million	November 2031

The Group has four retail bonds listed on the NZDX:

ID	Amount	Maturity
SUM030	$150 million	21 September 2027
SUM040	$175 million	9 March 2029
SUM050	$125 million	8 March 2030
SUM060	$150 million	23 May 2031

Security

The banks loans and retail bonds rank equally with the Group's other unsubordinated obligations and are secured by the following securities held by a security trustee:

- a first-ranking registered mortgage over all land and permanent buildings owned (or leased under a registered lease) by each New Zealand-incorporated guaranteeing Group member that is not a registered retirement village under the Retirement Villages Act 2003;
- a second-ranking registered mortgage over the land and permanent buildings owned (or leased under a registered lease) by each New Zealand-incorporated guaranteeing Group member that is a registered retirement village under the Retirement Villages Act 2003 (behind a first-ranking registered mortgage in favour of the Statutory Supervisor);
- a first-ranking registered mortgage over all land and permanent buildings owned (or leased under a registered lease) by each Australian-incorporated guaranteeing Group member;
- a General Security Deed, which secures all assets of the New Zealand- incorporated guaranteeing Group members, but in respect of which the Statutory Supervisor has first rights to the proceeds of security enforcement against all assets of the registered retirement villages to which the security trustee is entitled;
- a General Security Deed, which secures all assets of the Australian-incorporated guaranteeing Group members; and
- a Specific Security Deed in respect of each marketable security of Summerset Holdings (Australia) Pty Limited, held by Summerset Holdings Limited.

9. Financial Instruments

Exposure to credit, market and liquidity risk arises in the normal course of the Group's business. The Board adopts policies for managing each of these risks and there has been no material change to the policies during the period ended 30 June 2026.

Fair values

The carrying amounts shown in the balance sheet approximate the fair value of the financial instruments, with the exception of retail bonds. The fair value of retail bonds is based on the price traded at on the NZX market as at balance date. The fair value of the retail bonds is categorised as Level 1 under the fair value hierarchy in accordance with NZ IFRS 13 – *Fair Value Measurement*. Three of the four retail bonds SUM040, SUM050 and SUM060 are designated in fair value hedge relationships, which means that any change in market interest rates results in a change in the fair value adjustment of that debt. The fair value of interest rate swaps is determined using inputs from third parties that are observable, either directly (i.e. as prices) or indirectly (i.e. derived from prices). Based on this, the Company and Group have categorised these financial instruments as Level 2 under the fair value hierarchy in accordance with NZ IFRS 13 – *Fair Value Measurement*.

10. Earnings per share and net tangible assets

Basic earnings per share

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED RESTATED[1]	12 MONTHS DEC 2025 AUDITED
Earnings ($000)	171,439	89,444	259,720
Weighted average number of ordinary shares for the purpose of earnings per share (in thousands)	242,701	239,247	240,216
Basic earnings per share (cents per share)	**70.64**	**37.39**	**108.12**

1 *The fair value of investment property has been restated as detailed in Note 1 comparative information.*

Diluted earnings per share

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED RESTATED[1]	12 MONTHS DEC 2025 AUDITED
Earnings ($000)	171,439	89,444	259,720
Weighted average number of ordinary shares for the purpose of diluted earnings per share (in thousands)	243,314	239,771	240,785
Diluted earnings per share (cents per share)	**70.46**	**37.30**	**107.86**

1 *The fair value of investment property has been restated as detailed in Note 1 comparative information.*

Number of shares (in thousands)

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED	12 MONTHS DEC 2025 AUDITED
Weighted average number of ordinary shares for the purpose of basic earnings per share	242,701	239,247	240,216
Weighted average number of ordinary shares issued under employee share plans	613	524	569
Weighted average number of ordinary shares for the purpose of diluted earnings per share	**243,314**	**239,771**	**240,785**

At 30 June 2026, there were a total of 609,055 shares issued under employee share plans held by Summerset LTI Trustee Limited (Jun 2025: 520,938, Dec 2025: 615,806 shares).

Consolidated notes to the financial statements (continued)

Non-GAAP net tangible assets per share

	6 MONTHS JUN 2026 UNAUDITED	6 MONTHS JUN 2025 UNAUDITED RESTATED[1]	12 MONTHS DEC 2025 AUDITED
Net tangible assets ($000)	3,509,395	3,107,021	3,324,864
Shares on issue at end of period (basic and in thousands)	243,483	240,410	241,745
Net tangible assets per share (cents per share)	**1,441.33**	**1,292.38**	**1,375.36**

1 The fair value of investment property has been restated as detailed in Note 1 comparative information.

Net tangible assets are calculated as the total assets of the Group less intangible assets and less total liabilities. This non-GAAP measure is provided as it is commonly used for comparison between entities.

11. Dividends

On 26 March 2026 a dividend of 13.2 cents per ordinary share was paid to shareholders (2025: on 27 March 2025 a dividend of 13.2 cents per ordinary share was paid to shareholders and on 24 September 2025 a dividend of 11.3 cents per ordinary share was paid to shareholders).

A dividend reinvestment plan applied to the dividend paid on 26 March 2026 and 1,470,575 ordinary shares were issued in relation to the plan (2025: 1,169,966 ordinary shares were issued in relation to the plan for the 27 March 2025 dividend and 1,229,768 ordinary shares were issued in relation to the plan for the 24 September 2025 dividend).

12. Commitments and contingencies

Guarantees

The Group has entered into a new bank guarantee arrangement for the benefit of the vendors of the proposed Mornington, Victoria site. At 30 June 2026, the guarantee amounted to $33.5 million. The Group's existing financial guarantees have not changed significantly since 31 December 2025.

Capital commitments

At 30 June 2026, the Group had $95.6 million of capital commitments in relation to land and construction contracts (Jun 2025: $101.9 million, Dec 2025: $49.5 million).

Contingent liabilities

There were no known material contingent liabilities at 30 June 2026 (Jun 2025 and Dec 2025: nil).

13. Subsequent events

On 26 August 2026, the Directors approved an interim dividend of $9.3 million, being 3.8 cents per share. The dividend record date is 10 September 2026 with a payment date of 23 September 2026.

There have been no other events subsequent to 30 June 2026 that materially impact on the results reported.

Independent Auditor's review report

To the Shareholders of Summerset Group Holdings Limited

Report on the consolidated interim financial statements

Our conclusion

We have reviewed the consolidated interim financial statements of Summerset Group Holdings Limited (the Company) and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 30 June 2026, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the six months ended on that date, and selected explanatory notes.

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements of the Group do not present fairly, in all material respects, the financial position of the Group as at 30 June 2026, and its financial performance and cash flows for the six months then ended, in accordance with International Accounting Standard 34 *Interim Financial Reporting* (IAS 34) and New Zealand Equivalent to International Accounting Standard 34 *Interim Financial Reporting* (NZ IAS 34).

Basis for conclusion

We conducted our review in accordance with the New Zealand Standard on Review Engagements 2410 (Revised) *Review of Financial Statements Performed by the Independent Auditor of the Entity* (NZ SRE 2410 (Revised)). Our responsibilities are further described in the *Auditor's responsibilities for the review of the consolidated interim 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 (PES 1), as applicable to audits and reviews of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with PES 1.

In addition to our role as auditor, our firm carries out other services for the Group in the areas of interim review of the consolidated statement of underlying profit, and provision of training materials and access to an online resource platform covering generic technical content. The provision of these other services has not impaired our independence. In addition, certain partners and employees of our firm may deal with the Group on normal terms within the ordinary course of trading activities of the business. The firm has no other relationship with, or interests in, the Group.

Responsibilities of Directors for the consolidated interim financial statements

The Directors of the Company are responsible on behalf of the Company for the preparation and fair presentation of these consolidated interim financial statements in accordance with IAS 34 and NZ IAS 34 and for such internal control as the Directors determine is necessary to enable the preparation and fair presentation of the consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

PwC New Zealand, PwC Centre, 10 Waterloo Quay,
PO Box 243, Wellington 6140, New Zealand
+64 4 462 7000

pwc.co.nz

Auditor's responsibilities for the review of the consolidated interim financial statements

Our responsibility is to express a conclusion on the consolidated interim financial statements based on our review. NZ SRE 2410 (Revised) requires us to conclude whether anything has come to our attention that causes us to believe that the consolidated interim financial statements, taken as a whole, are not prepared in all material respects, in accordance with IAS 34 and NZ IAS 34.

A review of consolidated interim financial statements in accordance with NZ SRE 2410 (Revised) is a limited assurance engagement. We perform procedures, primarily consisting of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing (New Zealand) and consequently does not enable us to obtain assurance that we might identify in an audit. Accordingly, we do not express an audit opinion on these consolidated interim financial statements.

Who we report to

This report is made solely to the Company's shareholders, as a body. Our review work has been undertaken so that we might state those matters which we are required to state to them in our review 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 Company and the Company's shareholders, as a body, for our review procedures, for this report or for the conclusion we have formed.

The engagement partner on the review resulting in this independent auditor's review report is Richard Day.

For and on behalf of:

PricewaterhouseCoopers

PricewaterhouseCoopers
26 August 2026

Wellington

Directory

New Zealand

Northland

Summerset Mount Denby
7 Par Lane, Tikipunga,
Whangārei 0112
Phone (09) 470 0280

Auckland

Summerset Falls
31 Mansel Drive,
Warkworth 0910
Phone (09) 425 1200

Summerset Milldale
Argent Lane, Milldale,
Wainui 0992
Phone (09) 304 1630

Summerset at Monterey Park
1 Squadron Drive, Hobsonville,
Auckland 0618
Phone (09) 951 8920

Summerset at Heritage Park
8 Harrison Road, Ellerslie,
Auckland 1060
Phone (09) 950 7960

Summerset by the Park
7 Flat Bush School Road,
Flat Bush 2019
Phone (09) 272 3950

Summerset at Karaka
49 Pararekau Road,
Karaka 2580
Phone (09) 951 8900

Summerset Half Moon Bay
25 Thurston Place, Half Moon Bay,
Auckland 2012
Phone (09) 306 1420

Summerset St Johns
188 St Johns Road, St Johns,
Auckland 1072
Phone (09) 950 7980

Summerset Shoal Bay[1]
65 Hillary Crescent, Belmont,
Auckland 0622
Phone (09) 486 9140

Waikato – Taupō

Summerset down the Lane
206 Dixon Road,
Hamilton 3206
Phone (07) 843 0157

Summerset Rototuna
39 Kimbrae Drive,
Rototuna North 3210
Phone (07) 981 7820

Summerset by the Lake
2 Wharewaka Road, Wharewaka,
Taupō 3330
Phone (07) 343 5130

Summerset Cambridge
1 Mary Ann Drive,
Cambridge 3434
Phone (07) 839 9480

Bay of Plenty

Summerset by the Sea
181 Park Road,
Katikati 3129
Phone (07) 985 6890

Summerset by the Dunes
35 Manawa Road, Pāpāmoa Beach,
Tauranga 3118
Phone (07) 542 9080

Summerset Rotorua[1]
171–193 Fairy Springs Road,
Rotorua 3010
Phone (07) 343 5130

Hawke's Bay

Summerset in the Bay
79 Merlot Drive, Greenmeadows,
Napier 4112
Phone (06) 845 2840

Summerset in the Orchard
1228 Ada Street, Parkvale,
Hastings 4122
Phone (06) 974 1310

Summerset Palms
136 Eriksen Road, Te Awa
Napier 4110
Phone: (06) 833 5850

Summerset in the Vines
249 Te Mata Road,
Havelock North 4130
Phone (06) 877 1185

Summerset Mission Hills[1]
11 Pakeke Drive, Poraiti
Napier 4112
Phone (06) 835 2580

Taranaki

Summerset Mountain View
35 Fernbrook Drive, Vogeltown,
New Plymouth 4310
Phone (06) 824 8900

Summerset at Pohutukawa Place
70 Pohutukawa Place, Bell Block,
New Plymouth 4312
Phone (06) 824 8530

Manawatū – Whanganui

Summerset in the River City
40 Burton Avenue, Whanganui East,
Whanganui 4500
Phone (06) 343 3133

1 *Proposed villages*

Summerset on Summerhill
180 Ruapehu Drive, Fitzherbert,
Palmerston North 4410
Phone (06) 354 4964

Summerset Kelvin Grove
Stony Creek, Kelvin Grove,
Palmerston North 4470
Phone (06) 825 6530

Summerset by the Ranges
104 Liverpool Street,
Levin 5510
Phone (06) 367 0337

Wellington

Summerset Waikanae
28 Park Avenue,
Waikanae 5036
Phone (04) 293 0000

Summerset on the Coast
104 Realm Drive,
Paraparaumu 5032
Phone (04) 298 3540

Summerset on the Landing
1–3 Bluff Road, Kenepuru,
Porirua 5022
Phone (04) 230 6720

Summerset at Aotea
15 Aotea Drive, Aotea,
Porirua 5024
Phone (04) 235 0011

Summerset at the Course
20 Racecourse Road, Trentham,
Upper Hutt 5018
Phone (04) 527 2980

Summerset Lower Hutt
1 Boulcott Street,
Lower Hutt 5010
Phone (04) 568 1440

Summerset Cashmere Oaks
Cashmere Oaks Drive, Lansdowne,
Masterton 5871
Phone (06) 370 1790

Summerset Otaihanga[1]
73 Ratanui Road,
Paraparaumu 5032
Phone (04) 296 4300

Nelson – Tasman

Summerset in the Sun
16 Sargeson Street, Stoke,
Nelson 7011
Phone (03) 538 0000

Summerset Richmond Ranges
1 Hill Street North, Richmond,
Tasman 7020
Phone (03) 744 3430

Marlborough

Summerset Blenheim
183 Old Renwick Road, Springlands,
Blenheim 7272
Phone (03) 520 6040

Canterbury

Summerset Rangiora
141 South Belt, Waimakariri,
Rangiora 7400
Phone (03) 364 1310

Summerset at Wigram
135 Awatea Road, Wigram,
Christchurch 8025
Phone (03) 741 0870

Summerset at Avonhead
120 Hawthornden Road, Avonhead,
Christchurch 8042
Phone (03) 357 3200

Summerset on Cavendish
147 Cavendish Road, Casebrook,
Christchurch 8051
Phone (03) 741 2330

Summerset Prebbleton
578 Springs Road,
Prebbleton 7604
Phone (03) 353 6310

Summerset Rolleston[1]
153 Lincoln Rolleston Road
Rolleston 7678
Phone (03) 353 6980

Otago

Summerset at Bishopscourt
36 Shetland Street, Wakari,
Dunedin 9010
Phone (03) 950 3100

Summerset Mosgiel[1]
51 Wingatui Road,
Mosgiel 9024
Phone (03) 474 3930

1 *Proposed villages*

Australia

Victoria

Summerset Cranbourne North
98 Mannavue Boulevard,
Cranbourne North VIC 3977
Phone (03) 7068 5640

Summerset Chirnside Park
10 East Ridge Drive,
Chirnside Park VIC 3116
Phone (03) 8777 4242

Summerset Torquay
Grossmans Road and Briody Drive,
Torquay VIC 3228
Phone 1800 321 700

Summerset Oakleigh South
52 Golf Road,
Oakleigh South VIC 3167
Phone 1800 321 700

Summerset Mernda[1]
305 Bridge Inn Road,
Mernda VIC 3754
Phone 1800 321 700

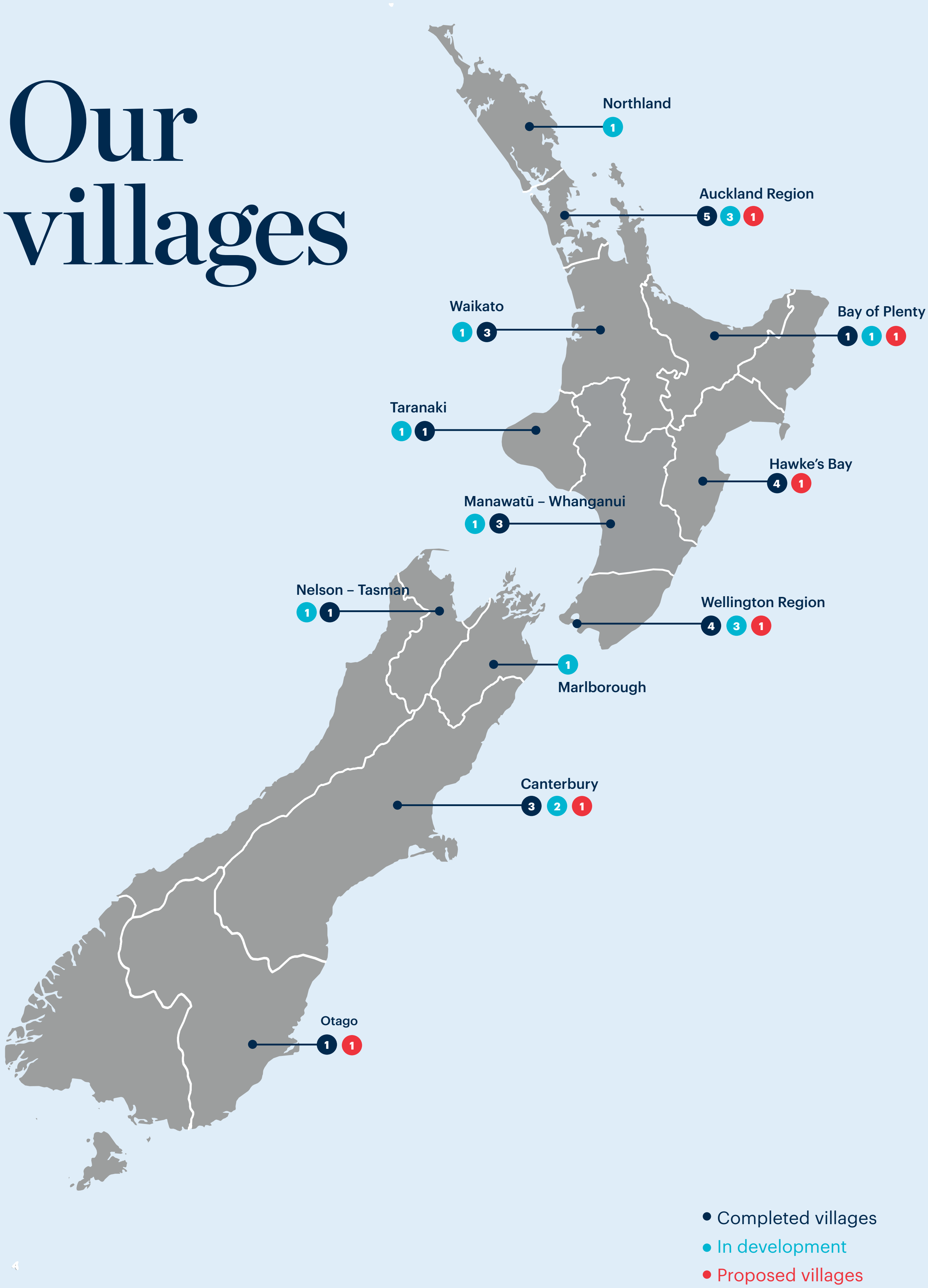
Summerset Drysdale[1]
145 Central Road,
Drysdale VIC 3222
Phone 1800 321 700

Summerset Mornington[1]
Mornington VIC 3931
Phone 1800 321 700

1 *Proposed villages*


Summerset
XGT

Our villages



North Eastern Melbourne
Mernda
Eastern Melbourne
Chirnside Park
Western Melbourne
MELBOURNE
Oakleigh South
Bayside
Greater Geelong
PORT PHILLIP
Southern Melbourne
Cranbourne North
Drysdale
Mornington
Frankston-Mornington
Torquay
NORTHERN TERRITORY
QUEENSLAND
WESTERN AUSTRALIA
SOUTH AUSTRALIA
NEW SOUTH WALES
Victoria
4
3

Company Information

Registered offices

New Zealand
Level 27, Majestic Centre,
100 Willis Street
Wellington 6011,

PO Box 5187,
Wellington 6140

Phone: +64 4 894 7320
Email: reception@summerset.co.nz
www.summerset.co.nz

Australia
Deutsche Bank Place,
Level 4, 126 Phillip Street,
Sydney, NSW, 2000

Auditor
PwC

Solicitor
Russell McVeagh

Bankers
ANZ Bank New Zealand Limited
Australia and New Zealand Banking Group Limited
Bank of China (New Zealand) Limited
Bank of New Zealand
China Construction Bank (New Zealand Limited)
Commonwealth Bank of Australia
Industrial and Commercial Bank of China Limited
Metrics Credit Partners Diversified Australian Senior Loan Fund
National Australia Bank Limited
Westpac New Zealand Limited
Westpac Banking Corporation

Statutory Supervisor
Public Trust

Bond Supervisor
The New Zealand Guardian Trust Company Limited

Share Registrar
MUFG Pension & Market Services,
PO Box 91976, Auckland 1142,
New Zealand

Phone: +64 9 375 5998
Email: enquiries.nz@cm.mpms.mufg.com

Directors
Mark Verbiest
Dr Marie Bismark
Stephen Bull
Venasio-Lorenzo Crawley
Fiona Oliver
Gráinne Troute
Dr Andrew Wong

Company Secretary
Robyn Heyman

Our village facilities are beautifully designed to be accessible and inviting for residents to enjoy

Glossary of Terms

Term	Definition
Broadacre site	A broadacre site refers to a large area of land which can be used for large scale projects. In Summerset's case, we typically select sites of 8–10 hectares where we can build 220–250 villas as well as a village centre building with care centre.
Care bed	A bed/room at Summerset that allows a resident to have rest home, hospital or dementia level care.
Care EBITDA	Care fees from providing care (e.g. rest home and hospital care), DMFs from care units and realised resale gain from care units less costs of operating the care centres. This excludes any allocation of head office cost.
Care suite	Rest home, hospital or dementia level care rooms/apartments that are subject to an ORA with a DMF. Care suites are typically larger than a standard care room.
Care centre	The area in a Summerset village where Summerset provides care to residents with a team of 24/7 registered nurses and caregivers. Rest home, hospital and dementia level care or other specialist care is provided in the care centre (subject to availability).
Cash flow from existing operations (CFEO)	Non-GAAP financial measure used by Summerset to monitor financial performance. Includes net cash flows from resales (net receipts from resales, refurbishment costs and sales and marketing costs related to resales), net cash flows from village operations (village and care fees plus payments to village suppliers and employees), other village cash flows (receipts for care bed conversions, refurbishment costs and other village capex) plus cash flows relating to the existing business within head office suppliers and employees, head office capex and interest received.
Completed village	Villages where all units, the care centre and common facilities have been completed and delivered.
Continuum-of-care	The ongoing levels/progression of care offered by Summerset to our residents. Summerset's model is to provide options for our residents should their health needs change. This means residents can move from an independent home or apartment into care within the same village (subject to availability and eligibility criteria).
Deferred management fee (DMF)	This is the fee charged by Summerset to residents in our villages under their ORA (the standard rate is 25% (Australia) and 30% (NZ) of the ORA price, which accumulates over a five-year period). The calculated DMF which is applicable in each case is deducted from the amount repaid to the outgoing resident upon resale of the unit. The DMF is in consideration for the right to accommodation and the use of communal facilities over the entire length of a resident's stay.
Developing village	These are Summerset villages that have commenced construction or are still in the construction phase. Some developing villages may be open to residents.
Development margin	This is calculated using the first ORA sales receipt for the applicable unit, less the cost for developing the applicable unit sold under ORA. Costs incorporate the land cost, share of infrastructure costs, direct costs, share of other costs (e.g. landscaping), management fees and interest costs. The development margin excludes recreation and administration facility costs and care centre costs (for non-ORA units).
FY	Refers to Summerset's financial year (1 January–31 December).
HY	Refers to Summerset's financial half year (1 January–30 June).
Hospital-level care	This refers to a higher level of care offered to residents in our care centres that provide nursing care 24 hours a day to residents who require full-time assistance.
Independent resident	Residents who live in a Summerset village with minimal or no care or assistance required. Some independent residents may have a services agreement, which provides additional support such as personal services, meals, housekeeping or laundry, in addition to their ORA depending on their individual circumstances.

Term	Definition
Land bank	This refers to land purchased by Summerset that it has available to build on and grow future or ongoing developments.
Memory care	This refers to an increased level of care for residents with dementia. Memory care has been developed to enable people living with dementia to continue to lead active lives in a safe and homely environment. Some villages have secure memory care centres for residents who require this level of care.
Net Tangible Assets (NTA) per share	This refers to Summerset's total assets minus intangible assets and total liabilities divided by shares on issue.
New village	A new village registered or being commissioned by Summerset. A new village will often be under construction, where brand new homes are being sold to new residents.
Occupation right agreement (ORA)	This is the principal agreement that Summerset has with the majority of residents who occupy a home in our villages. An occupation right agreement within the meaning of the Retirement Villages Act 2003 (for villages in New Zealand) or a residence management contract within the meaning of the Retirement Villages Act 1986 (Vic) (for villages in Australia) gives residents the right to live in a home at their Summerset village, and outlines the terms and conditions of their residency.
Proposed village	A planned Summerset village where resource consent has not yet been granted and construction has not yet started.
Realised resale gain	The difference in resale unit sales price between the incoming resident and the previous resident. This excludes DMF (shown separately) and forms part of underlying profit and annuity EBITDA.
Resale village	A completed Summerset village where all homes have been sold. A resale village typically would be reselling homes under an ORA as residents leave.
Resident	Any person who lives at a Summerset village independently, in a serviced apartment or care room under a contract with Summerset.
Rest home-level care	An increased level of care offered to our residents with care provided to residents by our caregivers with oversight of registered nurses. Depending on a resident's needs this can include daily personal care and meals.
Serviced apartment (NZ)/ Assisted living apartment (AU)	An apartment in a Summerset village that requires the resident to hold an ORA and receive support services as part of their living arrangement. The term Assisted living apartment is used in Australia for Summerset apartments that include supported living services and are sold under an ORA.
Uncontracted stock	Summerset retirement village homes that are for sale and not currently under a contract for occupation or sale.
Underlying profit	Non-GAAP financial measure used by Summerset to monitor financial performance and determine dividend distributions. It is calculated by making the following adjustments to reported net profit after tax: Removing the change in fair value in investment properties, removing any impairment, removing non-operating one-off items, adding back realised gains from resales, adding back realised development margin from new sales, removing the deferred taxation component of taxation expense so only the current tax expense is reflected.
Village centre	This is sometimes referred to as the main building, and generally is the communal two- to three-storey building in the village which can include the care centre, serviced apartments, staff offices and resident amenities such as the libary, café, theatre and pool.
Weekly fees	Fees residents pay towards the costs of running the village, such as staffing, insurance, applicable council rates, maintenance, landscaping and rubbish removal at their Summerset village.

Inside back cover: Summerset's professional and dedicated staff provide a welcoming and supportive environment to all village residents

The text of this document is printed on Royal Offset HB 100gsm FSC mix paper from responsible sources, cover is 350gsm Satin FSC ® Mix board from responsible sources printed using vegetable oil inks and manufactured under a strict ISO14001 Environmental Management System.

CLIMATE LEADERS COALITION
ON A MISSION TO REDUCE EMISSIONS IN NEW ZEALAND

TOITŪ
CARBON REDUCE
ISO 14064-1 ORGANISATION

Summerset

summerset.co.nz
summerset.com.au