Summerset Blenheim (Marlborough, New Zealand)

Summerset

Supplementary information

Additional information that was previously supplied within results presentation document

1H26 Results presentation

Summerset Group Holdings Ltd
For the six months ended 30 June 2026

NZX: SUM | ASX: SNZ

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1H26 results presentation

SUPPLEMENTARY INFORMATION CONTENTS

Portfolio as at 30 June 2026

9,154 TOTAL UNITS INCLUDING 7,458 RETIREMENT UNITS AND 1,696 CARE UNITS

Existing portfolio - as at 30 June 2026								
	Retirement units (ORA)			Care units (ORA)				
Village	Villas	Apartments	Serviced apartments	Memory care apartments	Care suites	Care beds	Care beds (non-ORA)	Total units and care beds
Whangārei	168	-	56	20	31	9	-	284
Northland	**168**	**-**	**56**	**20**	**31**	**9**	**-**	**284**
Ellerslie	38	218	55	-	2	54	4	371
Hobsonville*	163	73	46	-	6	44	8	340
Karaka	182	-	59	-	-	42	8	291
Manukau	89	67	27	-	-	53	1	237
Milldale	77	-	-	-	-	-	-	77
St Johns	-	212	36	19	49	-	-	316
Warkworth	202	2	44	-	-	37	4	289
Auckland	**751**	**572**	**267**	**19**	**57**	**230**	**25**	**1,921**
Cambridge	120	-	56	20	31	9	-	236
Hamilton	183	-	50	-	-	47	2	282
Rototuna	188	-	56	20	7	36	-	307
Taupō	94	34	18	-	-	-	-	146
Waikato	**585**	**34**	**180**	**40**	**38**	**92**	**2**	**971**
Katikati*	156	-	29	-	1	21	6	213
Pāpāmoa Beach	207	-	56	20	19	21	-	323
Bay of Plenty	**363**	**-**	**85**	**20**	**20**	**42**	**6**	**536**
Hastings	146	5	-	-	-	-	-	151
Havelock North	94	28	-	-	30	4	-	156
Napier	94	26	20	-	-	45	3	188
Te Awa	241	-	56	20	15	28	-	360
Hawke's Bay	**575**	**59**	**76**	**20**	**45**	**77**	**3**	**855**
Bell Block	215	-	56	20	19	21	-	331
New Plymouth	108	-	36	-	4	46	6	200
Taranaki	**323**	**-**	**92**	**20**	**23**	**67**	**6**	**531**
Levin	71	22	-	10	11	19	-	133
Palmerston North	90	12	-	-	-	9	35	146
Whanganui	70	18	12	-	-	7	30	137
Manawatū-Whanganui	**231**	**52**	**12**	**10**	**11**	**35**	**65**	**416**

* Movements in existing portfolio reflect conversion from serviced apartment to care where we achieve better financial returns

Portfolio as at 30 June 2026

9,154 TOTAL UNITS INCLUDING 7,458 RETIREMENT UNITS AND 1,696 CARE UNITS

Existing portfolio - as at 30 June 2026								
	Retirement units (ORA)			Care units (ORA)				
Village	Villas	Apartments	Serviced apartments	Memory care apartments	Care suites	Care beds	Care beds (non-ORA)	Total units and care beds
Aotea	96	33	38	-	-	-	-	167
Boulcott	29	82	57	15	24	-	-	207
Kenepuru*	112	48	74	20	29	26	-	309
Paraparaumu	92	22	-	-	-	1	43	158
Trentham	231	12	40	-	30	4	-	317
Waikanae	122	-	56	20	31	9	-	238
Wellington-Kāpiti-Wairarapa	**682**	**197**	**265**	**55**	**114**	**40**	**43**	**1,396**
Nelson	214	-	55	-	-	52	7	328
Richmond	240	-	56	20	17	26	-	359
Nelson-Tasman	**454**	**-**	**111**	**20**	**17**	**78**	**7**	**687**
Blenheim	100	-	-	-	-	-	-	100
Marlborough	**100**	**-**	**-**	**-**	**-**	**-**	**-**	**100**
Avonhead	165	-	79	20	17	26	-	307
Casebrook	270	-	56	20	-	43	-	389
Prebbleton	118	-	-	-	-	-	-	118
Rangiora	43	-	-	-	-	-	-	43
Wigram	159	-	53	-	-	39	10	261
Canterbury	**755**	**-**	**188**	**40**	**17**	**108**	**10**	**1,118**
Dunedin	61	20	20	-	-	36	6	143
Otago	**61**	**20**	**20**	**-**	**-**	**36**	**6**	**143**
Total NZ	**5,048**	**934**	**1,352**	**264**	**373**	**814**	**173**	**8,958**
						-	-	
Chirnside Park	10	-	-	-	-	-	-	10
Cranbourne North	81	-	33	-	-	-	72	186
Total Australia	**91**	**-**	**33**	**-**	**-**	**-**	**72**	**196**
Total NZ and Australia	**5,139**	**934**	**1,385**	**264**	**373**	**814**	**245**	**9,154**

* Movements in existing portfolio reflect conversion from serviced apartment to care where we achieve better financial returns

Future development

LARGEST NEW ZEALAND LAND BANK FOR A RETIREMENT VILLAGE OPERATOR

Land bank – as at 30 June 2026								
	Retirement units (ORA)			Care units (ORA)				
Village	Villas	Apartments	Serviced apartments	Memory care apartments	Care suites	Care beds	Care beds (non-ORA)	Total units and beds
Whangārei	49	-	-	-	-	-	-	49
Northland	**49**	**-**	**-**	**-**	**-**	**-**	**-**	**49**
Devonport Peninsula	193	10	-	18	51	-	-	272
Half Moon Bay	-	232	17	20	26	-	-	295
Milldale	56	36	56	20	31	9	-	208
St Johns	17	12	-	-	-	-	-	29
Auckland	**266**	**290**	**73**	**58**	**108**	**9**	**-**	**804**
Cambridge	140	-	-	-	-	-	-	140
Waikato	**140**	**-**	**-**	**-**	**-**	**-**	**-**	**140**
Pāpāmoa Beach	4	-	-	-	-	-	-	4
Rotorua	270	-	20	-	21	8	-	319
Bay of Plenty	**274**	**-**	**20**	**-**	**21**	**8**	**-**	**323**
Mission Hills	263	-	-	-	27	8	-	298
Hawke's Bay	**263**	**-**	**-**	**-**	**27**	**8**	**-**	**298**
Bell Block	69	-	-	-	-	-	-	69
Taranaki	**69**	**-**	**-**	**-**	**-**	**-**	**-**	**69**
Kelvin Grove	253	-	20	-	21	8	-	302
Manawatū-Whanganui	**253**	**-**	**20**	**-**	**21**	**8**	**-**	**302**
Boulcott	69	27	-	-	-	-	-	96
Masterton	253	-	-	-	21	8	-	282
Otaihanga	248	-	40	-	23	7	-	318
Waikanae	135	-	-	-	-	-	-	135
Wellington-Kāpiti-Wairarapa	**705**	**27**	**40**	**-**	**44**	**15**	**-**	**831**
Richmond	26	-	-	-	-	-	-	26
Nelson-Tasman	**26**	**-**	**-**	**-**	**-**	**-**	**-**	**26**
Blenheim	138	-	20	-	21	8	-	187
Marlborough	**138**	**-**	**20**	**-**	**21**	**8**	**-**	**187**

Future development

LARGEST NEW ZEALAND LAND BANK FOR A RETIREMENT VILLAGE OPERATOR

Land bank – as at 30 June 2026								
	Retirement units (ORA)			Care units (ORA)				
Village	Villas	Apartments	Serviced apartments	Memory care apartments	Care suites	Care beds	Care beds (non-ORA)	Total units and beds
Prebbleton	103	-	56	20	31	9	-	219
Rangiora	217	-	40	20	23	7	-	307
Rolleston	259	-	20	-	23	7	-	309
Canterbury	**579**	**-**	**116**	**40**	**77**	**23**	**-**	**835**
Mosgiel	279	-	20	-	21	8	-	328
Otago	**279**	**-**	**20**	**-**	**21**	**8**	**-**	**328**
Total NZ	**3,041**	**317**	**309**	**98**	**340**	**87**	**-**	**4,192**

Land bank – as at 30 June 2026								
	Retirement units (ORA)			Care units (ORA)				
Village	Villas	Apartments	Serviced apartments	Memory care apartments	Care suites	Care beds	Care beds (RAD/DAP)	Total units and beds
Chirnside Park	169	-	32	-	-	-	80	281
Cranbourne North	80	-	-	-	-	-	-	80
Drysdale	277	-	34	-	-	-	72	383
Mernda	260	-	20	-	-	-	72	352
Mornington	160	-	14	-	-	-	72	246
Oakleigh South	50	50	-	-	-	-	66	166
Torquay	215	-	34	-	-	-	72	321
Total Australia	**1,211**	**50**	**134**	**-**	**-**	**-**	**434**	**1,829**
Total NZ and Australia	**4,252**	**367**	**443**	**98**	**340**	**87**	**434**	**6,021**

Development progress

NEW ZEALAND DEVELOPMENT PROGRESS

Summerset Half Moon Bay (Auckland)
Once Complete: 232 Apartments | 17 Serviced Apartments | 46 Care Units

Summerset St Johns (Auckland)
Once Complete: 17 Villas | 224 Apartments | 36 Serviced Apartments | 68 Care Units

Development progress

NEW ZEALAND DEVELOPMENT PROGRESS

Summerset Milldale (Auckland)
Once Complete: 133 Villas | 36 Apartments | 56 Serviced Apartments | 60 Care Units

Summerset Mount Denby (Whangārei)
Once Complete: 217 Villas | 56 Serviced Apartments | 60 Care Units

Summerset Cambridge (Waikato)
Once Complete: 260 Villas | 56 Serviced Apartments | 60 Care Units

Summerset by the Dunes (Pāpāmoa Beach)
Once Complete: 211 Villas | 56 Serviced Apartments | 60 Care Units

Development progress

NEW ZEALAND DEVELOPMENT PROGRESS

Summerset Prebbleton (Canterbury)
Once Complete: 221 Villas | 56 Serviced Apartments | 60 Care Units

Summerset Waikanae (Kāpiti Coast, Wellington)
Once Complete: 257 Villas | 56 Serviced Apartments | 60 Care Units

Summerset Boulcott (Lower Hutt)
Once Complete: 98 Villas | 109 Apartments | 57 Serviced Apartments | 39 Care Units

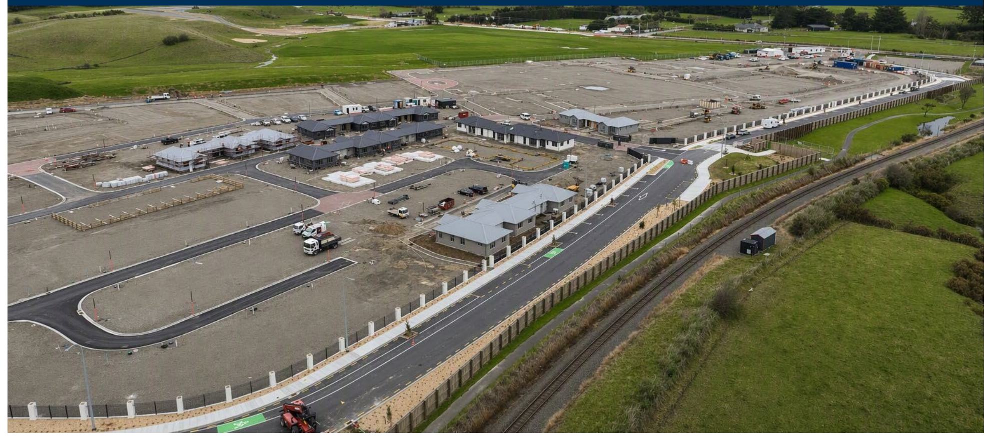
Summerset Blenheim (Marlborough District)
Once Complete: 238 Villas | 20 Serviced Apartments | 29 Care Units

Development progress

NEW ZEALAND DEVELOPMENT PROGRESS

Summerset Richmond Ranges (Tasman District)
Once Complete: 266 Villas | 56 Serviced Apartments | 63 Care Units

Summerset Kelvin Grove (Palmerston North)
Once Complete: 253 Villas | 20 Serviced Apartments | 29 Care Units



Summerset Masterton (Wairarapa)
Once Complete: 253 Villas | 29 Care Units

Summerset Rangiora (Waimakariri District)
Once Complete: 260 Villas | 40 Serviced Apartments | 50 Care Units

Development progress

AUSTRALIAN DEVELOPMENT PROGRESS

Summerset Torquay (Victoria)
Once Complete: 215 Villas | 34 Serviced Apartments | 72 Care Units

Summerset Cranbourne North (Melbourne)
Once Complete: 161 Villas | 33 Serviced Apartments | 72 Care Units

Summerset Oakleigh South (Melbourne)
Once Complete: 50 Villas | 50 Apartments | 66 Care Units

Summerset Chirnside Park (Melbourne)
Once Complete: 179 Villas | 32 Serviced Apartments | 80 Care Units

Key statistics

SUMMARY OF MOVEMENTS IN VILLAGES AND AGED CARE

	1H26	2H25	1H25
Villages			
Open	39	39	38
Completed villages	27	25	25
Developing villages	12	14	13
Under active construction	18	18	18
Greenfield land bank	10	10	11
Sites identified for divestment*	2	1	1
Portfolio			
Retirement units	7,458	7,198	6,913
Care units	1,696	1,475	1,391
Total	**9,154**	**8,673**	**8,304**
Residents	10,028	9,556	9,143
Build rate			
Retirement units	269	299	242
Care units	212	60	92
Total	**481**	**359**	**334**
Settlement of Occupation Rights			
New sales (exc care bed conversions)	338	365	315
Care bed conversions	60	86	39
Resales	415	417	338
Total	**813**	**868**	**692**
Vacated units	453	441	345
Turnover (rolling 12m)**	13%	12%	12%

	1H26	2H25	1H25
Retirement living occupancy			
Occupied	6,431	6,192	5,926
Resale stock	351	343	340
Occupancy (%)	95%	95%	95%
Units paid out (#)***	75	58	76
Payout balance ($m)***	23.4	19.3	23.9
Aged care			
Operational care centres	33	30	30
Mature care centres	24	22	22
Developing care centres	9	8	8
Occupancy (%) - total	87%	89%	87%
Occupancy (%) - mature	94%	94%	95%
Average age on entry			
Villas	79.3	78.8	78.2
Apartments	80.7	79.7	79.0
Serviced and memory care apartments	84.6	84.4	84.1
Care suites	85.4	86.2	85.4
Tenure			
Villas	6.8	7.1	6.6
Apartments	3.9	4.9	7.4
Serviced and memory care apartments	2.3	2.5	2.6
Care suites	0.8	0.9	0.7

* Includes Parnell and Craigieburn (due to settle in 2H26)
** As a proportion of units occupied or in resale stock. Includes care under Occupation Right
*** ORA balance less contractual DMF earned. Includes care units paid out

New and resale settlements

SUMMARY OF MOVEMENTS IN VILLAGES AND AGED CARE

New sales	Settlements		Development margin		Gross proceeds		Development margin		Gross proceeds per unit	
	1H26	1H25	1H26	1H25	1H26	1H25	1H26	1H25	1H26	1H25
	#	#	$m	$m	$m	$m	%	%	$000	$000
Villas	150	169	38.2	48.9	133.2	143.6	28.7%	34.1%	888	850
Apartments	43	24	16.3	11.5	68.9	40.9	23.6%	28.2%	1,602	1,706
Serviced apartments/ALAs	61	38	(3.7)	2.2	32.2	20.9	(11.4%)	10.5%	528	551
Memory care apartments	22	10	(0.2)	1.1	11.0	5.5	(1.7%)	19.0%	498	554
Care suites and beds	122	113	5.8	9.2	36.7	36.6	15.8%	25.0%	301	324
Total	**398**	**354**	**56.4***	**72.9**	**281.9**	**247.6**	**20.0%***	**29.4%**	**708**	**699**

Resales	Settlements		Realised resale margin		Gross proceeds		Resale margin		Gross proceeds per unit	
	1H26	1H25	1H26	1H25	1H26	1H25	1H26	1H25	1H26	1H25
	#	#	$m	$m	$m	$m	%	%	$000	$000
Villas	162	157	44.0	41.6	130.8	123.2	33.7%	33.8%	850	799
Apartments	33	17	3.6	3.2	22.9	11.7	15.7%	27.7%	1,676	1,636
Serviced apartments/ALAs	116	110	5.9	3.8	53.6	46.4	11.0%	8.2%	560	472
Memory care apartments	24	16	0.3	0.3	11.0	6.4	2.8%	3.9%	506	507
Care suites and beds	80	38	2.6	0.2	26.8	10.4	9.7%	2.3%	305	295
Total	**415**	**338**	**56.4**	**49.1**	**245.0**	**198.1**	**23.0%**	**24.8%**	**590**	**586**

* Excluding Cambridge and Whangārei main buildings new sales development margin would be $63m and 25%

1H26 Earnings breakdown

COMPLETED VILLAGES PERFORMING WELL, GENERATING UNDERLYING PROFIT OF $90.5M, WITH AN OPERATING MARGIN OF 21.6% - NEW ZEALAND OPERATING MARGIN OF 15.5%

NZ$m	Completed villages	Developing villages	Total
Care fees	68.0	12.6	80.6
Deferred management fees	8.3	4.3	12.6
Realised gain on resales	2.5	0.4	2.9
Care operating expenses	(63.9)	(15.5)	(79.4)
Care EBITDA	**14.9**	**1.8**	**16.7**
Village services	32.4	7.8	40.2
Deferred management fees	45.4	20.5	65.9
Realised gain on resales	52.5	1.0	53.5
Village operating expenses	(37.0)	(13.1)	(50.1)
Village EBITDA	**93.3**	**16.3**	**109.6**
Interest and other revenue	0.4	0.5	1.0
Share plan option costs	(1.1)	(1.4)	(2.4)
Head office expenditure	(18.8)	(21.8)	(40.7)
Annuity EBITDA	**88.6**	**(4.5)**	**84.1**
Realised development margin	11.5	44.9	56.4
Underlying EBITDA	**100.1**	**40.4**	**140.5**
Depreciation and amortisation	(9.6)	(7.1)	(16.7)
Finance costs	-	(20.4)	(20.4)
Underlying profit	**90.5**	**12.9**	**103.4**
Refurbishment costs	(11.4)	(0.3)	(11.7)
Profit after refurbishment costs	**79.1**	**12.6**	**91.7**
Operating margin ($)	**33.2**	**(6.5)**	**26.7**
Operating margin (%)	**21.6%**	**(14.4%)**	**13.4%**

NZ$m	New Zealand	Australia	Total
Care fees	80.0	0.6	80.6
Deferred management fees	12.6	-	12.6
Realised gain on resales	2.9	-	2.9
Care operating expenses	(78.1)	(1.2)	(79.4)
Care EBITDA	**17.4**	**(0.7)**	**16.7**
Village services	40.0	0.2	40.2
Deferred management fees	65.4	0.5	65.9
Realised gain on resales	53.5	-	53.5
Village operating expenses	(48.7)	(1.4)	(50.1)
Village EBITDA	**110.3**	**(0.7)**	**109.6**
Interest and other revenue	0.9	0.0	1.0
Share plan option costs	(2.4)	-	(2.4)
Head office expenditure	(38.1)	(2.5)	(40.7)
Annuity EBITDA	**88.0**	**(3.9)**	**84.1**
Realised development margin	58.2	(1.8)	56.4
Underlying EBITDA	**146.2**	**(5.7)**	**140.5**
Depreciation and amortisation	(15.9)	(0.8)	(16.7)
Finance costs	(17.8)	(2.6)	(20.4)
Underlying profit	**112.4**	**(9.0)**	**103.4**
Refurbishment costs	(11.7)	-	(11.7)
Profit after refurbishment costs	**100.7**	**(9.0)**	**91.7**
Operating margin ($)	**30.7**	**(3.9)**	**26.7**
Operating margin (%)	**15.5%**	**(304.9%)**	**13.4%**

Relevant definitions and calculations provided in the key terms on slides 26 to 29

Historical trends

HISTORICAL TRENDS ACROSS OPERATIONAL AND FINANCIAL METRICS

	Half year results	1H26	2H25	1H25	2H24	1H24	2H23	1H23	2H22	1H22	2H21	1H21	2H20	1H20
Operational	New sales of Occupation Rights	398	451	354	298	290	319	241	248	289	238	302	276	128
	Resales of Occupation Rights	415	417	338	352	298	301	242	248	222	195	243	245	136
	Total sales	**813**	**868**	**692**	**650**	**588**	**620**	**483**	**496**	**511**	**433**	**545**	**521**	**264**
	New units delivered	481	359	334	377	352	540	152	428	223	324	347	231	182
	Retirement units in portfolio	7,458	7,198	6,913	6,671	6,364	6,087	5,670	5,518	5,153	4,930	4,669	4,385	4,195
	Care units in portfolio	1,696	1,475	1,391	1,299	1,359	1,284	1,161	1,161	1,098	1,098	1,035	972	931
Financial (NZ$m)	Care fees	80.6	77.4	70.9	69.8	61.6	59.0	50.6	50.4	45.8	45.4	39.4	39.4	35.7
	Deferred management fees	12.6	10.2	7.3	4.2	3.0	2.5	2.3	1.9	1.4	0.8	0.4	-	-
	Realised gain on resales	2.9	3.0	0.4	0.3	0.1	0.1	0.2	0.5	0.1	0.2	0.1	0.2	0.1
	Care operating expenses	(79.4)	(77.0)	(73.4)	(70.1)	(66.2)	(64.4)	(50.8)	(52.2)	(48.3)	(45.7)	(37.2)	(40.8)	(27.6)
	Care EBITDA	**16.7**	**13.5**	**5.3**	**4.1**	**(1.4)**	**(2.8)**	**2.3**	**0.6**	**(1.1)**	**0.6**	**2.8**	**(1.2)**	**8.2**
	Village services	40.2	37.7	33.5	32.2	29.3	27.7	25.1	24.1	21.6	20.5	18.9	17.4	16.5
	Deferred management fees	65.9	60.9	58.8	59.3	54.9	52.3	47.6	46.5	42.5	39.0	34.9	32.0	28.7
	Realised gain on resales	53.5	52.4	48.7	49.9	45.6	53.5	34.4	37.8	31.8	30.3	29.3	30.2	15.6
	Village operating expenses	(50.1)	(47.5)	(42.2)	(41.6)	(36.4)	(35.9)	(30.8)	(30.8)	(27.1)	(25.1)	(21.5)	(23.9)	(17.4)
	Village EBITDA	**109.6**	**103.5**	**98.8**	**99.8**	**93.4**	**97.5**	**76.2**	**77.6**	**68.8**	**64.7**	**61.6**	**55.7**	**43.4**
	Interest and other revenue	1.0	2.6	2.5	2.8	2.7	2.7	2.7	1.9	2.9	4.8	1.2	1.6	1.1
	Corporate overheads and share plan	(43.1)	(45.0)	(43.6)	(33.5)	(34.6)	(36.0)	(30.1)	(27.1)	(26.6)	(29.3)	(20.3)	(24.4)	(12.8)
	Annuity EBITDA	**84.1**	**74.7**	**63.0**	**73.3**	**60.1**	**61.2**	**51.1**	**53.1**	**44.0**	**40.9**	**45.3**	**31.6**	**39.9**
	Realised development margin	56.4	82.0	72.9	66.7	51.7	65.2	56.0	52.5	52.3	37.8	40.7	30.8	17.4
	Underlying EBITDA	**140.5**	**156.7**	**135.8**	**140.0**	**111.9**	**126.5**	**107.1**	**105.6**	**96.3**	**78.7**	**86.0**	**62.3**	**57.3**
	Depreciation and amortisation	(16.7)	(13.9)	(12.4)	(9.9)	(9.2)	(8.5)	(7.3)	(7.0)	(6.6)	(6.4)	(5.2)	(4.2)	(3.9)
	Finance costs	(20.4)	(15.2)	(16.8)	(13.6)	(12.8)	(14.9)	(12.6)	(9.7)	(7.3)	(6.7)	(5.3)	(5.2)	(8.3)
	Underlying profit	**103.4**	**127.5**	**106.6**	**116.5**	**89.9**	**103.1**	**87.2**	**89.0**	**82.5**	**65.6**	**75.5**	**53.0**	**45.1**
	Refurbishment costs	(11.7)	(14.9)	(10.9)	(9.8)	(7.1)	(6.0)	(5.7)	(3.8)	(3.7)	(3.0)	(2.5)	(3.0)	(2.5)
	Profit after refurbishment costs	**91.7**	**112.7**	**95.7**	**106.6**	**82.9**	**97.2**	**81.5**	**85.2**	**78.7**	**62.6**	**73.0**	**50.0**	**42.6**
	Operating cash flow	279.9	319.5	228.7	251.6	191.6	251.5	146.7	178.8	190.4	153.7	229.7	174.0	92.8
	Total assets*	9,840	9,294	8,666	8,066	7,361	6,942	6,298	5,840	5,375	4,924	4,375	3,893	3,433
	Total equity*	3,511	3,328	3,111	2,969	2,692	2,605	2,307	2,193	2,062	1,925	1,618	1,355	1,113
	EPS (cents) (IFRS profit)	70.64	108.1	37.4	101.8	42.9	130.1	57.3	58.2	58.5	122.3	115.9	101.9	0.4
	NTA (cents)	1,441	1,375	1,292	1,253	1,141	1,110	988	944	891	836	707	594	491

* Restatement relating to FV of investment property and transfer policy (see slide 20 for details)

Relevant definitions and calculations provided in the key terms on slides 26 to 29

Key funding metrics

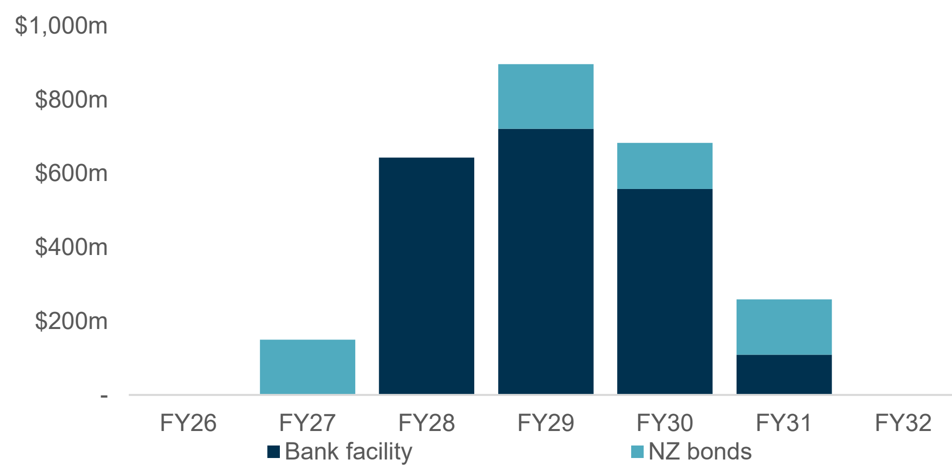
HISTORICAL TRENDS ACROSS OPERATIONAL AND FINANCIAL METRICS

NZ$m	1H26	FY25	1H25
NZD bank loans	916.1	900.4	762.9
AUD bank loans (NZD)	555.6	465.9	373.6
NZD retail bonds	600.0	600.0	725.0
Drawn interest bearing debt at face value	**2,072**	**1,966**	**1,861**
Cash and cash equivalents	(14.1)	(6.0)	(17.7)
Net interest bearing debt	**2,058**	**1,960**	**1,844**

NZ$m	1H26	FY25	1H25
Total facilities at face value	2,632	2,593	2,627
Drawn interest bearing debt at face value	2,072	1,966	1,861
Debt headroom	**560.2**	**626.8**	**765.0**
Cash and cash equivalents	14.1	6.0	17.7
Total funding headroom	**574.3**	**632.8**	**782.7**
Weighted average tenure of facilities (years)	3.4	3.9	3.3

NZ$m	1H26	FY25	1H25
Gross debt at face value ($m)	2,072	1,966	1,861
Property value ($m)	5,359	5,106	4,857
Loan to value ratio	**38.7%**	**38.5%**	**38.3%**
Covenant limit	50.0%	50.0%	50.0%
Adjusted EBITDA ($m)	207.1	211.8	201.6
Interest expense ($m)	31.5	33.0	39.8
Interest coverage ratio	**6.58x**	**6.43x**	**5.06x**
Covenant limit	1.75x	1.75x	1.75x

Funding maturity profile



NZ$m	1H26	FY25	1H25
Total active fixed rate debt	1,223	1,230	1,178
Weighted average tenure of active fixed rate debt (years)	2.9	2.9	3.4
Percentage of drawn debt at face value at fixed rates	59%	63%	63%
Weighted average interest rate on all drawn debt	5.0%	5.4%	5.6%

Relevant definitions and calculations provided in the key terms on slides 26 to 29

1H26 underlying profit and free cash flow

RECONCILIATION OF UNDERLYING PROFIT TO REPORTED NET PROFIT AFTER TAX AND FREE CASH FLOW

NZ$m	1H26	1H25	Variance	FY25
Net profit after tax (IFRS)	**171.4**	**89.4**	***92%***	**259.7**
Less fair value movement of investment property and other assets**	(191.1)	(85.6)	*123%*	(264.5)
(Less)/add (impairment reversal)/impairment of assets and other non-cash items	2.7	(1.9)	*(242%)*	(1.9)
Add realised gains on resales	56.4	49.1	*15%*	104.5
Add realised development margin	56.4	72.9	*(23%)*	154.9
(Less)/add deferred tax (credit)/expense	7.6	(17.4)	*(144%)*	(18.6)
Underlying profit*	**103.4**	**106.6**	***(3%)***	**234.2**

NZ$m	1H26	1H25	Variance	FY25
Cash flow from existing operations*	31.0	7.9	291%	32.3
Cash flow from development activity*	(85.3)	(144.3)	(41%)	(237.5)
Free cash flow*	**(54.4)**	**(136.4)**	**(60%)**	**(205.2)**
Reconciliation:				
Cash flow from operating activities	279.9	228.6	22%	548.2
Cash flow from investing activities	(315.0)	(347.4)	(9%)	(722.4)
Interest paid on borrowings	(18.1)	(16.2)	12%	(28.3)
Lease liabilities	(1.2)	(1.4)	(17%)	(2.7)
Free cash flow	**(54.4)**	**(136.4)**	**(60%)**	**(205.2)**

* Underlying profit, CFEO, CFDA and Free Cash Flow are classified as non-GAAP, meaning they do not adhere to a standardised definition under GAAP. Non-GAAP measures are presented to assist investors in understanding Summerset's performance. They may not be comparable to similar financial information presented by other entities. **Fair value of investment property for 1H25 has been restated (see slide 20)

1H26 resales cash flow

RECONCILIATION OF NET RESALES RECEIPTS WITHIN CASH FLOW FROM EXISTING OPERATIONS

NZ$m	1H26	1H25	Variance	FY25
Receipts for residents' loans - resales	226.1	193.1	*17%*	408.6
Repayments for residents' loans - resales	(146.7)	(129.6)	*13%*	(263.1)
Net resales cash flow	**79.4**	**63.6**	***25%***	**145.4**
Comprising:				
Realised resale gains	56.4	49.1	*15%*	104.5
DMF realisation	33.1	27.3	*21%*	60.6
Buybacks - net	(4.0)	(6.0)	*(34%)*	(1.5)
Transfers and other cash movements	(6.2)	(6.9)	*(9%)*	(18.2)
Net resales receipts	**79.4**	**63.6**	***25%***	**145.4**

Market value of repurchased stock is $43.2m (1H25: $49.4m)
Payout balance for repurchased stock is $23.4m (1H25: $23.9m)

Restated comparative information

FAIR VALUE OF INVESTMENT PROPERTY AND ACCOUNTING POLICY FOR TRANSFERRING RESIDENTS

Fair value of investment property

- At FY25, Summerset reviewed the treatment of long-term resident loans within the valuations and the accounting gross-up calculation applied to investment property
- As a result, it was concluded at the time that the gross-up calculation should include long-term resident loans to ensure compliance with the requirements of NZ IAS 40
- This change in treatment was corrected in the FY25 accounts, however in accordance with IFRS requirements has resulted in the correction of prior periods including 1H25 – resulting in a $37.7m reduction in the statement of financial position and income statement

Change in accounting policy for transferring residents

- Summerset reviewed its approach to the timing of derecognition of resident loans on terminations to ensure it was consistent between transferring and non transferring residents
- As a result, it was concluded that the timing for recognising the termination of a transferring resident's previous unit should be changed from when the resident settles their new unit to when a new resident settles the vacated unit
- This change in accounting policy has been reflected in the 1H26 accounts, however in accordance with IFRS has resulted in the correction of prior periods including 1H25

NZ$m	1H25 reported	Opening balance amendment	Amendment	1H25 reported (adjusted)
Income Statement				
Fair value movement of investment property and other assets	123.3	-	(37.7)	85.6
Profit for period	127.2	-	(37.7)	89.4
Net transfer to shareholder's equity	**185.7**	**-**	**(37.7)**	**148.0**
Statement of Financial Position				
Investment property	7,798	(24.9)	(37.7)	7,735
Net change to total assets	**8,679**	**(24.9)**	**(37.7)**	**8,617**
Retained earnings	2,516	(24.9)	(37.7)	2,454
Net change to total equity	**3,174**	**(24.9)**	**(37.7)**	**3,111**

NZ$m	1H25 reported (adjusted)	Opening balance amendment	Amendment	1H25 restated
Statement of Financial Position				
Trade and other receivables	48.3	40.4	8.8	97.5
Net change to total assets	**8,617**	**40.4**	**8.8**	**8,666**
Trade and other payables	219.4	(5.1)	(4.2)	210.1
Residents' loans	3,064	45.6	12.9	3,123
Net change to total liabilities	**5,506**	**40.4**	**8.8**	**5,555**
Net change to total equity	**3,111**	**-**	**-**	**3,111**

Comparative information

Further details, including FY25 comparatives, are included in the 1H26 financial statements – see Note 1: Comparative information

Investment property valuations

INVESTMENT PROPERTY AND OTHER ASSET VALUATIONS – KEY ASSUMPTIONS

Fair value movement of investment property		Valuation	Gain/(loss)	Key valuation assumptions					
Village	Location	NZ$m	NZ$m	Discount rate	Growth rate Yr 1	Growth rate Yr 2	Growth rate Yr 3	Growth rate Yr 4	Growth rate Yr 5+
Summerset by the Park	Manukau	190.9	4.6	13.50%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset by the Lake	Taupō	112.2	0.4	14.50%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset in the Bay	Napier	121.8	4.1	13.75%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset in the Orchard	Hastings	123.8	1.6	14.25%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset in the Vines	Havelock North	101.4	2.0	14.00%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset in the River City	Whanganui	56.9	1.6	14.75%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset on Summerhill	Palmerston North	83.8	2.7	14.25%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset by the Ranges	Levin	55.8	(0.3)	14.50%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset on the Coast	Paraparaumu	100.0	3.5	14.25%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset at Aotea	Aotea	152.5	3.8	14.00%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset in the Sun	Nelson	211.9	8.7	13.50%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset at Bishopscourt	Dunedin	82.9	2.3	14.00%	2.50%	2.75%	3.00%	3.25%	3.50%
Summerset down the Lane	Hamilton	168.7	5.6	14.00%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset Mountain View	New Plymouth	112.8	2.2	14.25%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset Falls	Warkworth	244.5	4.0	14.00%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset at Heritage Park	Ellerslie	408.3	9.4	14.00%	2.25%	2.50%	3.00%	3.25%	3.50%
Summerset at Karaka	Karaka	245.7	4.9	13.50%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset at Wigram	Wigram	175.7	5.6	13.75%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset at the Course	Trentham	252.8	7.4	14.00%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset by the Sea	Katikati	148.5	4.9	14.25%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset Rototuna	Rototuna	222.7	3.5	13.75%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset at Avonhead	Avonhead	225.8	5.6	13.75%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset at Monterey Park	Hobsonville	372.1	4.8	13.50%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset on the Landing	Kenepuru	254.5	3.6	13.75%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset Palms	Te Awa	290.7	(0.1)	14.00%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset Pohutukawa Place	Bell Block	260.2	3.7	14.00%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset on Cavendish	Casebrook	290.9	5.3	13.75%	1.50%	2.50%	2.75%	3.00%	3.50%
Total for completed villages		**5,068**	**105.4**						

Note: Value of non-land capital work in progress not represented in the above table

Investment property valuations

INVESTMENT PROPERTY AND OTHER ASSET VALUATIONS – KEY ASSUMPTIONS

Fair value movement of investment property		Valuation	Gain/(loss)	Key valuation assumptions					
Village	Location	NZ$m	NZ$m	Discount rate	Growth rate Yr 1	Growth rate Yr 2	Growth rate Yr 3	Growth rate Yr 4	Growth rate Yr 5+
Summerset Richmond Ranges	Richmond	259.3	11.5	13.75%	2.25%	2.75%	3.00%	3.25%	3.50%
Summerset by the Dunes	Pāpāmoa Beach	250.9	5.2	14.00%	2.00%	2.50%	3.00%	3.25%	3.50%
Summerset Mount Denby	Whangārei	190.1	2.5	14.50%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset Cambridge	Cambridge	172.7	4.9	14.50%	2.25%	2.50%	3.00%	3.25%	3.50%
Summerset Prebbleton	Prebbleton	121.9	5.4	15.00%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset Blenheim	Blenheim	104.0	12.4	15.00%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset Milldale	Milldale	115.6	2.1	15.50%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset Boulcott*	Boulcott	234.9	6.1	14.75%	1.00%	2.00%	2.75%	3.00%	3.50%
Summerset Waikanae	Waikanae	198.0	24.6	14.50%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset St Johns*	St Johns	527.4	19.2	15.50%	0.00%	1.00%	2.50%	3.00%	3.50%
Summerset Rangiora	Rangiora	46.0	3.2	16.00%	1.50%	2.50%	2.75%	3.00%	3.50%
Summerset Half Moon Bay	Half Moon Bay	35.4	(0.9)	n/a	n/a	n/a	n/a	n/a	n/a
Summerset Kelvin Grove	Kelvin Grove	19.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
Summerset Masterton	Masterton	11.5	(0.3)	n/a	n/a	n/a	n/a	n/a	n/a
Summerset Cranbourne North	Melbourne - Cranbourne North	112.3	(7.4)	14.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Summerset Chirnside Park	Melbourne - Chirnside Park	65.4	4.4	n/a	n/a	n/a	n/a	n/a	n/a
Summerset Oakleigh South	Melbourne - Oakleigh South	40.8	(1.3)	n/a	n/a	n/a	n/a	n/a	n/a
Summerset Torquay	Melbourne - Torquay	78.3	(1.6)	n/a	n/a	n/a	n/a	n/a	n/a
Total for villages in development		**2,583**	**91.0**						
Total for proposed villages		**308.9**	**(5.3)**						
Total for all villages		**7,960**	**191.1**						

* Growth Rates relate to ILU Apartments

Note: Value of non-land capital work in progress not represented in the above table

Care centre valuations

CARE CENTRE VALUATIONS – KEY ASSUMPTIONS

Value of care facilities		Total care	Valuation	Gain/(loss)	Non-ORA		Key ORA valuation assumptions				
Village	Location	units	NZ$m	NZ$m	Capitalisation rate	Discount rate	Growth rate Yr 1	Growth rate Yr 2	Growth rate Yr 3	Growth rate Yr 4	Growth rate Yr 5+
Summerset by the Park	Manukau	54	22.9	0.8	12.75%	13.50%	2.00%	2.25%	2.50%	3.00%	3.00%
Summerset in the Bay	Napier	48	13.9	0.1	13.75%	13.75%	2.00%	2.25%	2.50%	3.00%	3.00%
Summerset in the River City	Whanganui	37	3.9	0.1	15.00%	14.75%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset on Summerhill	Palmerston North	44	6.3	0.2	14.50%	14.25%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset by the Ranges	Levin	40	17.3	(1.5)	13.25%	14.50%	2.00%	2.25%	2.75%	3.00%	3.00%
Summerset on the Coast	Paraparaumu	44	4.6	0.1	14.00%	14.25%	2.00%	2.25%	2.50%	3.00%	3.00%
Summerset in the Sun	Nelson	59	20.2	1.1	13.50%	13.50%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset at Bishopscourt	Dunedin	42	14.7	0.7	13.50%	14.00%	2.00%	2.00%	2.50%	2.75%	3.00%
Summerset down the Lane	Hamilton	49	16.4	0.6	13.25%	14.00%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset Mountain View	New Plymouth	56	18.4	0.0	13.50%	14.25%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset Falls	Warkworth	41	16.3	1.3	13.50%	14.00%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset at Karaka	Karaka	50	21.4	(0.1)	12.75%	13.50%	2.00%	2.50%	2.50%	2.75%	3.00%
Summerset at Wigram	Wigram	49	16.8	1.2	13.00%	13.75%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset by the Sea	Katikati	28	9.2	0.0	14.25%	14.25%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset at Heritage Park	Ellerslie	60	27.4	1.2	12.75%	14.00%	2.00%	2.25%	2.50%	3.00%	3.00%
Summerset at Monterey Park	Hobsonville	58	29.5	0.4	12.50%	13.50%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset Rototuna	Rototuna	63	39.5	2.1	12.75%	13.75%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset on Cavendish	Casebrook	63	38.5	1.5	12.50%	13.75%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset Richmond Ranges	Richmond	63	35.3	3.4	13.00%	13.75%	2.00%	2.25%	2.75%	3.00%	3.00%
Summerset at Avonhead	Avonhead	63	40.7	2.6	12.50%	13.75%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset Palms	Te Awa	63	37.0	1.5	12.50%	14.00%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset Pohutukawa Place	Bell Block	60	39.1	1.6	12.75%	14.00%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset on the Landing	Kenepuru	75	54.2	4.5	12.50%	13.75%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset by the Dunes	Pāpāmoa Beach	60	36.5	0.8	13.00%	14.00%	2.00%	2.25%	2.50%	2.75%	3.00%
Summerset Boulcott	Boulcott	39	29.6	0.7	12.50%	14.75%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset St Johns	St Johns	68	74.0	2.8	11.00%	15.50%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset in the Vines	Havelock North	34	17.9	1.8	13.00%	14.00%	2.50%	2.50%	2.75%	2.75%	3.00%
Summerset at the Course	Trentham	34	19.7	1.2	13.00%	14.00%	1.00%	2.00%	2.50%	3.00%	3.50%
Total for existing care facilities		**1,444**	**720.9**	**30.9**							

Note: value of non-land capital work in progress not represented in the above table

Care centre valuations

CARE CENTRE VALUATIONS – KEY ASSUMPTIONS

Value of care facilities		Total care	Valuation	Gain/(loss)	Non-ORA	Key ORA valuation assumptions					
Village	Location	units	NZ$m	NZ$m	Capitalisation rate	Discount rate	Growth rate Yr 1	Growth rate Yr 2	Growth rate Yr 3	Growth rate Yr 4	Growth rate Yr 5+
Summerset Cambridge	Cambridge	60	37.4	3.3	11.00%	15.50%	1.00%	2.00%	2.50%	3.00%	3.50%
Summerset Mount Denby	Whangārei	60	32.5	(2.3)	12.50%	14.50%	0.00%	1.00%	2.50%	3.00%	3.50%
Summerset Waikanae	Waikanae	60	39.3	10.1	12.50%	14.50%	0.00%	1.00%	2.50%	3.00%	3.50%
Summerset Cranbourne North**	Cranbourne North	72	35.6	3.8	14.00%	n/a	n/a	n/a	n/a	n/a	n/a
Total for developing care facilities		**252**	**144.7**	**14.9**							
Total care facilities		**1,696**	**865.7**	**45.8**							

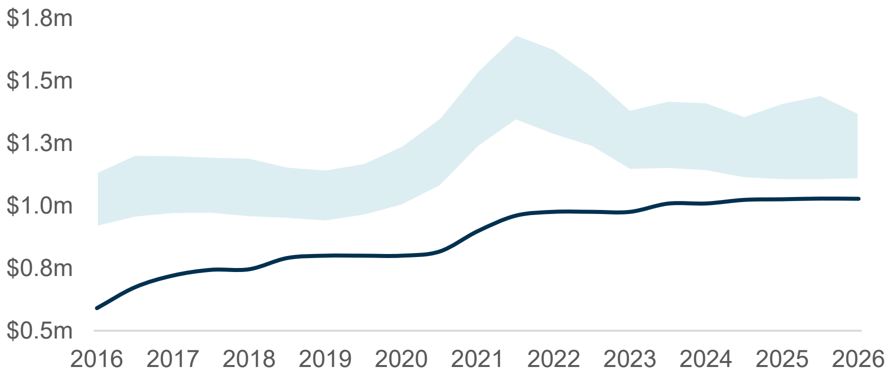
** Growth rates not applicable due to RAD valuation methodology

Note: value of non-land capital work in progress not represented in the above table

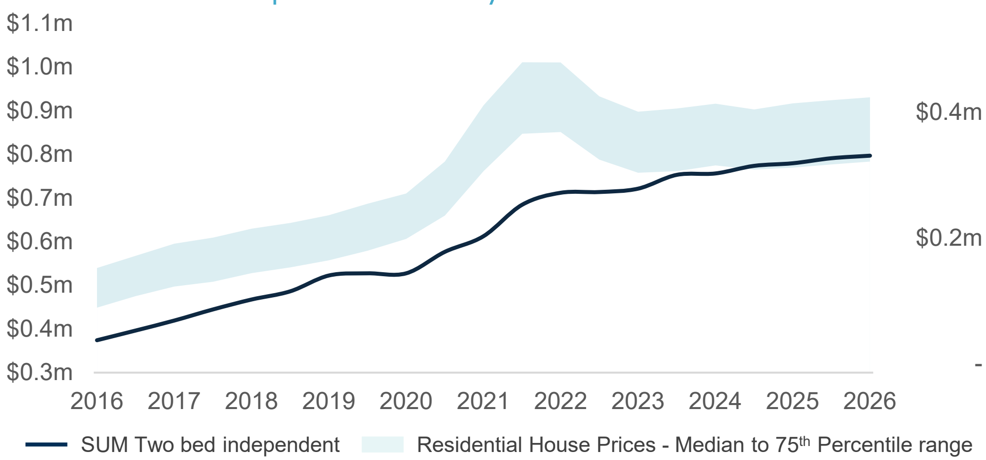
Sales price relativity

CONTINUE TO REGULARLY REVIEW RESIDENTIAL PROPERTY MARKET CONDITIONS AND UPDATE UNIT PRICES, PRICING IN LINE WITH MARKET EXPECTATIONS

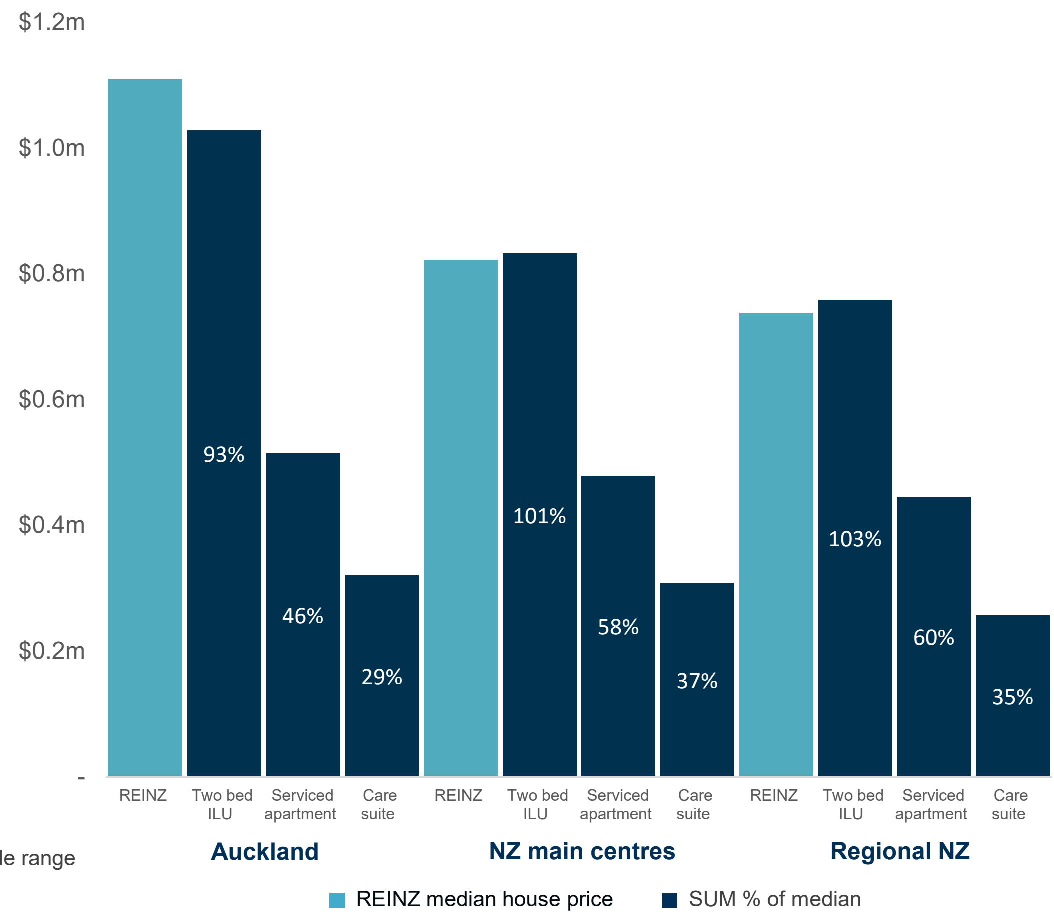
Auckland sales price relativity



Rest of NZ sales price relativity



Sales price relativity vs median house price



Key terms

SUMMERSET KEY TERMS

Adjusted EBIT	Adjusted EBIT is EBIT less fair value movement of investment property and other assets, less deferred management fees (calculated under NZ GAAP), plus net cash from resales, plus development margin, less/plus other one off adjustments
Adjusted EBITDA	Adjusted EBITDA is Adjusted EBIT plus amortisation and depreciation
Annuity EBITDA	EBITDA from care and village operations with adjustments for interest income, other revenue and head office expenditure. It excludes any earnings from development
Care bed conversion	Defined as the sale of beds under Occupation Right at a village with a care centre where beds were previously occupied under a premium accommodation charge. Used for stock, settlement, portfolio and land bank information
Care EBITDA	Care fees from providing care (e.g. rest home and hospital care), deferred management fees 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 EBITDA per bed	Annualised care earnings before interest, tax, depreciation and amortisation (Care EBITDA) divided by the average number of care units for the period
Care suites and beds	Relates to care suites and beds sold under Occupation Right at our newer care centres – in 1H26 this was Avonhead, Bell Block, Boulcott, Cambridge, Havelock North, Kenepuru, Levin, Pāpāmoa Beach, Richmond, Rototuna, St Johns, Te Awa, Trentham, Waikanae and Whangārei (note – there are no beds available for sale at Boulcott or St Johns). Used for stock, settlement, portfolio and land bank information
Care unit	Memory care apartment, care suite or care bed either sold under ORA or available on a daily charge
Cash flow from development activity (CFDA)	Non-GAAP financial measure used by Summerset to monitor financial performance. Includes resident receipts from new sales of Occupation Rights, sales and marketing costs relating to the first time sale of units and net development capex (incl. land, construction capex, capitalised non-village expenses relating to development, other village capex, capitalised interest and finance costs)
Cash flow from existing operations (CFEO)	Non-GAAP financial measure used by Summerset to monitor financial performance. Includes net cash flow from resales (net receipts from resales, refurbishment costs and sales and marketing costs related to resales), net cash flow from village operations (village and care fees plus payments to village suppliers and employees), other village cash flow (receipts for care bed conversions, refurbishment costs and other village capex) plus cash flow relating to the existing business within head office suppliers and employees, head office capex and interest received
Cash margin from village development	The project cash profit from a village development divided by gross new sales receipt from first sell down
Completed villages	Villages where all units, the care centre and common facilities have been completed and delivered. At 1H26, villages include Aotea, Avonhead, Bell Block, Casebrook, Dunedin, Ellerslie, Hamilton, Hastings, Havelock North, Hobsonville, Karaka, Katikati, Kenepuru, Levin, Manukau, Napier, Nelson, New Plymouth, Palmerston North, Paraparaumu, Rototuna, Taupō, Te Awa, Trentham, Warkworth, Whanganui and Wigram

Key terms

SUMMERSET KEY TERMS

Corporate overhead function	
Australian business	Support costs relating to wages and other costs for operations, property, sales and marketing, development and other general administrative costs relating to the Australian business (e.g. travel, training, etc)
Compliance	General compliance costs including directors' fees, listing/ registry fees, all audit fees etc
Corporate functions	Support costs relating to wages in finance, strategy, people and culture, legal, management, and sustainability. Also contains licence costs for financial systems, consulting costs as required for reviews and projects and other general administrative costs relating to corporate functions (e.g. travel, training, etc)
Development and construction	Support costs relating to all design, development and construction head office costs. Primarily wages, system costs and other general administrative costs relating to development and construction (e.g. travel, training, etc)
Operations	Support costs relating to the operations team including wages for group operations managers, operations and property support staff, consulting costs for operational reviews and projects, licences, internal audit costs and other general administrative costs (e.g. travel, training, etc)
Sales and marketing	Support costs relating to village sales managers, group sales managers, head office sales and marketing support wages. Local and national advertising costs and other general administrative costs relating to sales and marketing functions (e.g. travel, training, etc)
Share plan option cost	Costs associated with Summerset's employee share scheme and executive LTI costs
Technology	General IT operating expenditure including wages for Group Technology staff, software costs, hardware costs and licence fees (for all villages and corporate functions). Also contains project related costs such as consultancy, contractors, etc, and other general administrative costs relating to Group Technology (e.g. travel, training, etc)
Daily accommodation payment (DAP)	A non-refundable rental-style fee used in Australia to pay for residential aged care. It serves as an alternative to paying the full price of a room as a large upfront lump sum (a refundable accommodation deposit, or RAD)
Deferred management fees	This is the fee charged by Summerset to residents in our villages under their ORA (the standard rate from August 2026 is 30% of the ORA price in New Zealand and 25% of the ORA price in Australia). 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 fee is in consideration for the right to accommodation and the use of communal facilities over the entire length of a resident's stay

Key terms

SUMMERSET KEY TERMS

Developing villages	Villages that are not yet complete and that have units delivered in the current year - not all units, the care centre and common facilities have been completed and delivered. At 1H26, villages include: Blenheim, Boulcott, Cambridge, Chirnside Park, Cranbourne North, Milldale, Pāpāmoa Beach, Prebbleton, Rangiora, Richmond, St Johns, Waikanae and Whangārei
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)
Embedded value	Non-GAAP measure that reflects the balance of DMF accrued by the resident and the resale gain (being the difference between the price paid by the last resident and the price that would be paid by an incoming resident across the portfolio) at reporting date
Face value of bank loans and retail bonds	Face value of bank debt and retail bonds excludes capitalised and amortised transaction costs for loans and borrowings, and fair value movement on hedged borrowings
Gearing ratio	Gearing ratio is calculated as net debt divided by net debt plus book equity
Interest cover ratio	Interest cover ratio is Adjusted EBITDA divided by interest expense, calculated on a 12-month rolling basis
Interest expense	Interest expense is the total interest and line fee costs prior to capitalisation of any interest and line fees, excluding any interest and line fees incurred in relation to development tranches of bank debt facilities
Loan to value ratio	Loan to value ratio is the gross borrowings at face value divided by property value
Net tangible assets per share	Total assets, less intangible assets, less total liabilities, divided by number of shares outstanding at the end of the period
Operating margin	Care fees and village services, deferred management fees less care and village operating expenses, less corporate overheads, share plan option costs and excluding realised resale gains

Key terms

SUMMERSET KEY TERMS

Occupation Right Agreement (ORA)	The contractual right allowing a resident to occupy a retirement village or care unit in exchange for an upfront payment, as per the Retirement Villages Act 2003 (NZ) and Retirement Villages Act 1986 (Vic). Residents do not own the underlying property
ORA unit	Any retirement or care unit sold under an Occupation Right. This includes villas, apartments, serviced apartments, memory care apartments and care suites
Project cash profit	The final cash return from developing a village. This incorporates the land cost, independent living unit (ILU) costs, recreation and administration facility costs, care centre costs, management fees (incl. a share of corporate overheads), interest costs and the first-time sales proceeds for all units sold under Occupation Right
Property value	Property value is calculated as the valuation amount of all properties that have been externally valued, plus the cost of all properties not externally valued, plus 50% of the costs incurred to date on developments that are not complete, net of residents' loans
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
Refundable accommodation deposit (RAD)	A refundable upfront lump-sum accommodation payment that is used to cover room costs in Australian residential aged care (less any applicable deductions)
Retirement unit	Villa, apartment or serviced apartment sold under ORA
Return on net assets	Cash flow from existing operations divided by the average net assets (being operators interest on investment property and the value of property, plant and equipment) over the preceding 12 month period
Underlying profit	Non-GAAP financial measure used by Summerset to monitor financial performance. The measure has been reviewed by PwC and is calculated by making the following adjustments to IFRS net profit after tax: removing fair value movement on 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 deferred taxation component of taxation expense so only the current tax expense is reflected.
Village EBITDA	Village services revenue (e.g. weekly fees), deferred management fees from retirement units and realised resale gain from retirement units less costs of operating retirement villages. This excludes any allocation of head office cost

Ngā mihi

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