PROMISIA HEALTHCARE HY27 INTERIM RESULTS

Promisia lifts earnings 50% and announces first interim dividend

Promisia Healthcare Limited (Promisia) (NZX: PHL) has announced its unaudited results for the six months ended 30 September 2026 (HY27), reporting further growth in earnings and Operating Free Cash Flow, sustained high occupancy and its first interim dividend.

HY27 Results Summary:

- Operating revenue increased 14% to $21.80 million.
- Underlying EBITDAF[1] increased 50% to $3.83 million, from $2.55 million in HY26.
- Net profit after tax of $1.32 million, compared with a loss of $49,000 in HY26.
- Operating Free Cash Flow[2] improved to $1.02 million, compared with a deficit of $0.38 million in HY26.
- First fully imputed interim cash dividend pool of $390,000, representing approximately 38.2% of first-half Operating Free Cash Flow.
- Group care occupancy remained above 95% throughout the half, averaging approximately 96% in September.
- Chatswood Retirement Village acquisition completed on 1 October 2026, with earnings contributing from the second half.
- FY27 underlying EBITDAF guidance increased to at least $9.0 million, including Chatswood's second-half contribution.

Promisia Chair Rhonda Sherriff said: "The first half has built on the progress we made in FY26. We have sustained high occupancy, maintained control of our costs and converted that performance into stronger earnings and Operating Free Cash Flow.

"Our first interim dividend is an important milestone for Promisia and our shareholders. It reflects the progress across our homes and villages and the Board's confidence in the business, while retaining funds to maintain our facilities, manage debt and support future growth."

Financial performance

Operating revenue increased 14% to $21.80 million, from $19.18 million in HY26. The improvement was driven by higher care occupancy sustained throughout the period, together with increased care rates.

Operating expenses increased 6% to $16.32 million, from $15.45 million, below the rate of revenue growth. Efficient rostering, supplier consolidation and continued cost discipline allowed more of the additional revenue to flow through to earnings.

Underlying EBITDAF increased 50% to $3.83 million, from $2.55 million in HY26. Aldwins House, Nelson Street and Ranfurly Manor were the main contributors to the improvement.

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[1] EBITDAF is operating earnings before interest, tax, depreciation, amortisation and fair value adjustments and is a non-GAAP number. Underlying EBITDAF excludes transactions considered to be non-trading in nature or size. Excluding these transactions from normalised earnings can assist users in forming a view of the underlying performance of the Group.

[2] Operating Free Cash Flow is calculated from underlying EBITDAF, less cash interest, committed debt repayments, cash tax payable and maintenance capital expenditure. It is a non-GAAP financial measure. HY27 uses actual cash maintenance capital expenditure; HY26 used depreciation as a proxy.

Borrowing costs reduced 25% to $0.86 million, from $1.15 million in HY26, reflecting the refinancing completed in FY26 and lower underlying interest rates. Finance costs also included $0.50 million of non-cash imputed interest associated with the Golden View vendor loan and convertible notes, compared with $0.74 million in HY26.

Profit before tax increased to $2.02 million, from $0.24 million in HY26. Net profit after tax was $1.32 million, compared with a loss of $49,000 in the prior corresponding period.

Operating Free Cash Flow improved to $1.02 million after allowing for cash interest, committed debt repayments, cash tax payable and maintenance capital expenditure, compared with a deficit of $0.38 million in HY26. This provides the basis for the first interim dividend.

Operational performance

Group care occupancy remained above 95% throughout the half, building on the improvement from 87% to 94% during FY26. Key contributors were Nelson Street, Ranfurly Manor and Aldwins House. Nelson Street averaged 100% occupancy in September following its conversion to dementia care and introduction of hospital-level care. Ranfurly Manor averaged 99%, while Aldwins House reached 97%, supported by continued improvements in clinical standards and communication with residents and families. A staged interior refresh at Aldwins is also underway.

Across the Group, procurement initiatives and consistent operating processes continue to support cost control and care quality. Solar installations at Ranfurly Manor and Nelson Street are also reducing electricity costs.

First interim dividend

Promisia's dividend policy provides for ordinary dividends of 20% to 40% of Operating Free Cash Flow. The Board has declared a fully imputed interim cash dividend pool of $390,000, representing approximately 38.2% of first-half Operating Free Cash Flow. Based on 54,218,650 ordinary shares on issue, this equates to an indicative gross dividend of 1.00 cent per share, comprising 0.72 cents cash and 0.28 cents imputation credits.

The record date will be 26 November 2026, with payment on 3 December 2026. Warrant holders wishing to participate should submit their exercise forms and cleared funds by 18 November 2026 to allow processing before the record date. The total cash dividend pool is fixed at $390,000, with the final per-share amount calculated using eligible ordinary shares on the record date.

Balance sheet and Chatswood acquisition

At 30 September 2026, bank loan-to-value ratio was 31.5%, compared with 31.8% at 31 March 2026. The Group had $2.7 million of undrawn bank facilities and $1.25 million held in escrow for the Chatswood acquisition.

Net tangible assets per share increased approximately 2% to $1.11, from $1.09, without a half-year revaluation of the property portfolio.

Promisia completed the $25 million acquisition of Chatswood Retirement Village in Christchurch on 1 October 2026. Chatswood's mix of care beds, care suites and serviced apartments complements

Aldwins House's care-only model, providing greater choice for residents and opportunities to share expertise and resources.

The cash consideration was funded principally through $20 million of new BNZ facilities and existing liquidity. Bank loan-to-value ratio immediately following completion was approximately 43%. Surplus Operating Free Cash Flow and any further proceeds from warrant exercises are expected to support debt reduction.

Golden View Village ownership

Promisia secured an option on 29 September 2026 to accelerate full ownership of the Golden View Village land and assets it currently leases. Subject to financing, completion is targeted for early March 2027, ahead of August 2028. Full ownership would allow Promisia to retain all future village net resale proceeds, remove vendor repayment commitments and eliminate potential dilution from the remaining convertible notes.

Outlook

Promisia has increased its FY27 underlying EBITDAF guidance from at least $8.0 million to at least $9.0 million. Sustained high occupancy, Chatswood's contribution from 1 October 2026 and the 4% care funding increase introduced in July are expected to support further earnings growth and stronger Operating Free Cash Flow.

The Group's focus remains on maintaining care occupancy above 95%, successfully integrating Chatswood and maintaining operating discipline across the Group. Development opportunities will be assessed against expected returns and the ability to fund them sustainably.

Promisia enters the second half with confidence. Stronger earnings and cash generation provide a clear platform for shareholder returns and disciplined growth.

ENDS

Approved for release by Promisia Chair, Rhonda Sherriff

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About Promisia Healthcare

Promisia is a New Zealand aged care and retirement living provider, creating places where people feel safe, known and truly at home. We are large enough to invest, improve and deliver reliably, yet small enough to stay personal, local and deeply connected to the communities we serve. Our purpose is simple: to build connected communities where people feel cared for, included and valued. We aim to be the provider of choice in each community we operate in, with care facilities and retirement villages in well-established, well-serviced towns and metropolitan areas. We are committed to growing sustainably and profitably by doing the basics exceptionally well: delivering quality care to residents, peace of mind to families and whānau, and long-term value for our care homes, villages, communities and shareholders. Promisia is listed on the NZX (NZX: PHL). http://www.promisia.co.nz.