Radius Health

Half Year Presentation

For the period ended 30 September 2026

CONNECTED CARE FOR LIFE



Presenting today

Brien Cree

Founder & Executive Chair



Andrew Peskett

Chief Executive Officer

BA (Hons), LLB



Jeremy Edmonds

Chief Financial Officer

BA, BCom, CA



Agenda

01 **Overview of 1H27 Performance**
Strong financial performance and earnings growth

02 **Analysis of Result**
Record first-half NPAT

03 **Executing Radius Care's Growth Strategy**
Accelerated execution of our capital-light growth strategy

04 **Appendices**
Key operational and financial metrics

Summary Profit and Loss, Balance Sheet and Cash Flow



1H27 financial highlights

PROFIT BEFORE TAX

+17%

From $8.5m in 1H26 to $10.0m in 1H27

NET PROFIT AFTER TAX

+27%

From $6.3m in 1H26 to $8.0m in 1H27

EARNINGS PER SHARE

+27%

From 2.2cps in 1H26 to 2.8cps in 1H27

ANNUALISED EBITDAR[1,2] PER OCCUPIED CARE BED

$30.0k

From $31.1k in FY26[2]

INTERIM CASH DIVIDEND

+10%

From 1.0cps in 1H26 to 1.1cps in 1H27

AVAILABLE FUNDS FROM OPERATIONS[1]

$7.1m

From $7.2m in 1H26

HEALTH SERVICES UNDERLYING EBITDAR[1]

+33%

From $0.3m in 1H26 to $0.4m in 1H27

CARE OCCUPANCY

95.1%

From 95.0% in 1H26

1. *Earnings before interest, tax, depreciation and amortisation and rent and Available Funds From Operations are non-GAAP (unaudited) financial measures and are reconciled to GAAP measures in the 1H27 Investor Presentation.*
2. *On a like for like basis, adjusted for the purchase of one care home in FY26 and purchase of one care home in 1H27.*

1H27 business highlights

Operating performance and acquisitions deliver earnings growth.

OPERATING PERFORMANCE

- Profit Before Tax of $10.0m, +17% on 1H26.
- Record first-half Net Profit After Tax of $8.0m +27% on 1H26.
- Interim cash dividend of 1.1 cents per share (fully imputed) declared, +10% on prior period.
- Earnings per share of 2.8cps, +0.6cps on 1H26.
- Average care-bed occupancy of 95.1%, slightly impacted by mid-winter influenza A.
- Improved mix of higher-revenue hospital and specialist care residents.
- Accommodation supplement revenue increased +13% to $6.7m.
- Underlying EBITDA[1] of $14.4m, broadly consistent with 1H26 despite lower village resale gains.

HIGHLY ENGAGED TEAM

Over 2,250 team members deliver exceptional care in our fully staffed care homes.

STRATEGIC ACQUISITIONS

Acquisition of Sprott House, our 25th care home, completed in May 2026.

EXECUTING GROWTH PLAN

New-build care expansion programme has commenced, with construction of the Applefields 100-bed care home underway. This is the first of 10 new care homes planned over the next five years.

1. *Earnings before interest, tax, depreciation and amortisation. Underlying EBITDA is a non-GAAP (unaudited) financial measure which is reconciled to GAAP measures included within the Appendices of this Investor Presentation.*

Exceptional people, exceptional care

Operating performance and acquisitions deliver earnings growth.



EXCEPTIONAL PEOPLE

Continuity matters:

- Turnover remains low at 20%.
- Half of our care home managers have been internally promoted.

Employee eNPS improved to +30, up 50% since 2025.



EXCEPTIONAL CARE

We lead the industry by a clear margin with 22 of 25 care homes achieving maximum health audit certification.



GM CARE OPERATIONS

Sarah Nathan, our new GM Care Operations, commenced in August 2026 and brings more than 20 years' healthcare leadership experience.

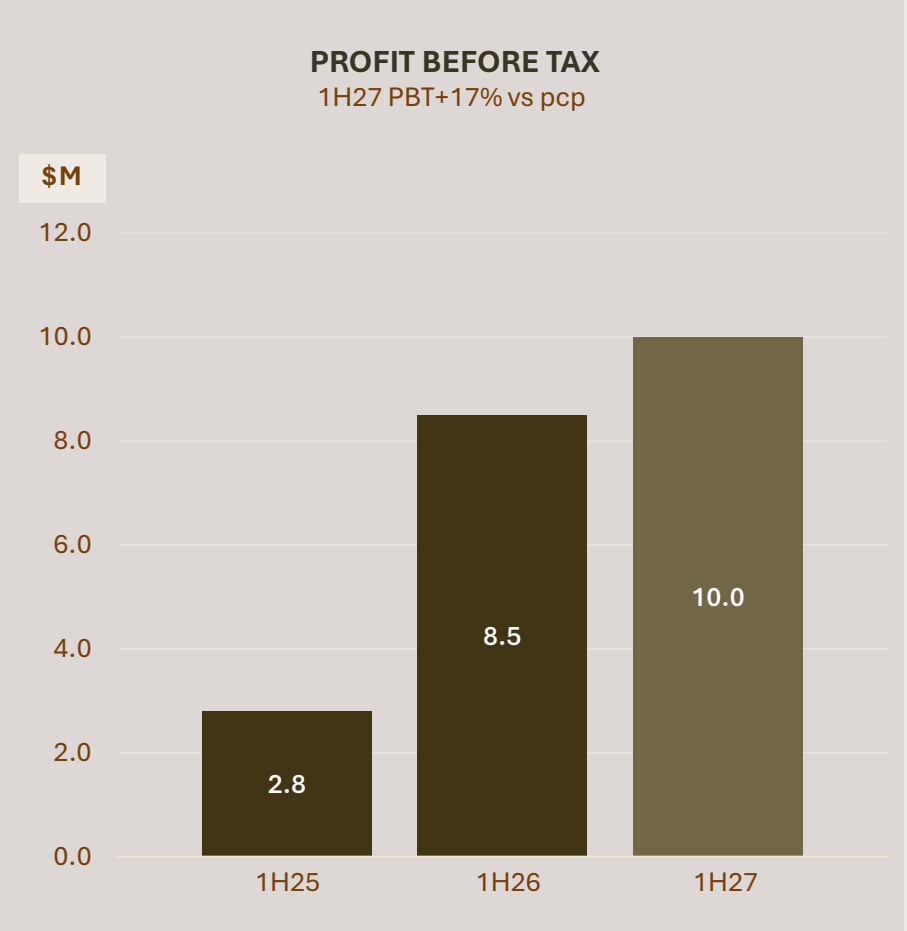
Analysis of result

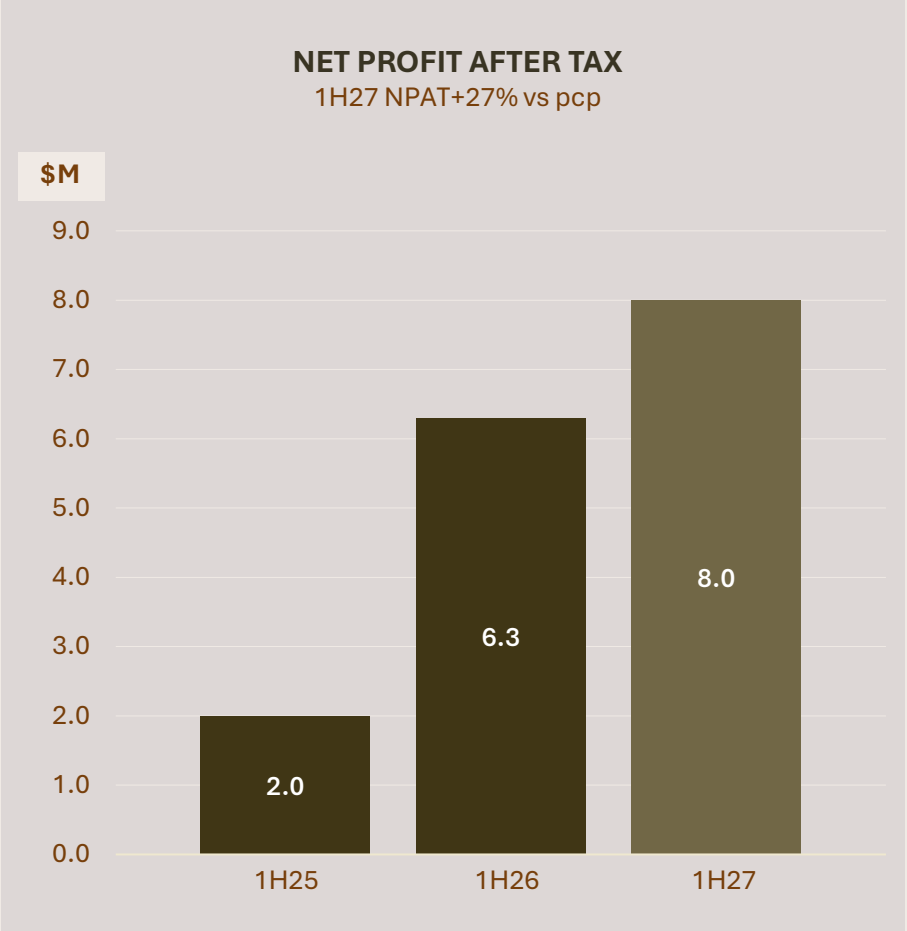


Group financial performance overview

Profit Before Tax increased +17% to $10.0m, including the $3.5m gain on the acquisition of Sprott House in Karori.

Reported Net Profit After Tax was $8.0m for 1H27, up +27% on 1H26.





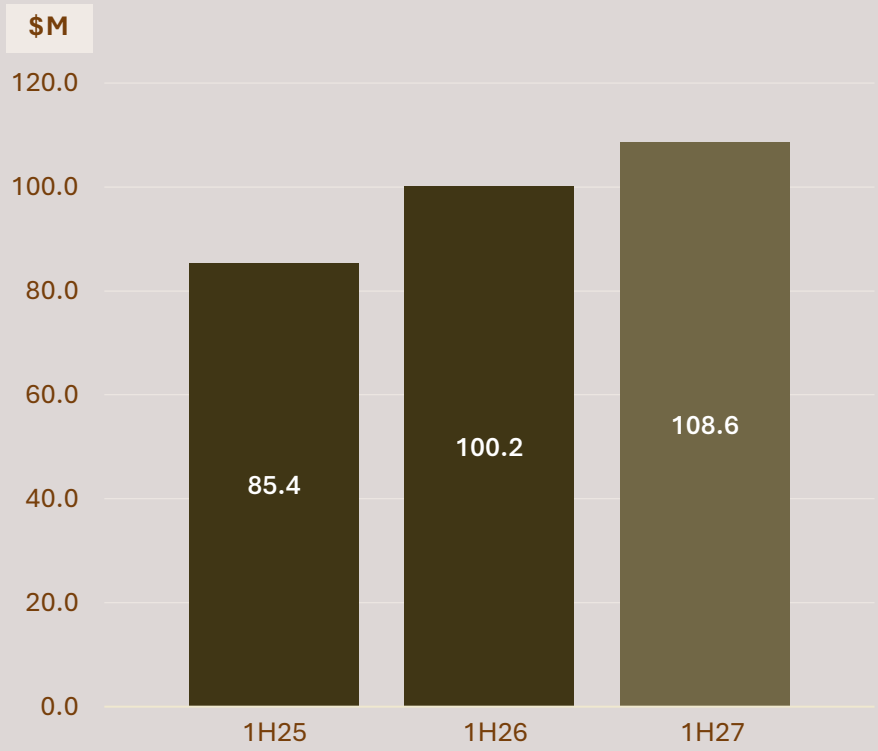
Group revenue and underlying EBITDA

High occupancy, improved care mix and the contribution from Karori drove revenue growth, while increased uptake of premium rooms lifted accommodation supplement revenue by 13%.

Underlying EBITDA decreased -3%, primarily reflecting higher village resale gains in 1H26, while underlying care home performance remained solid.

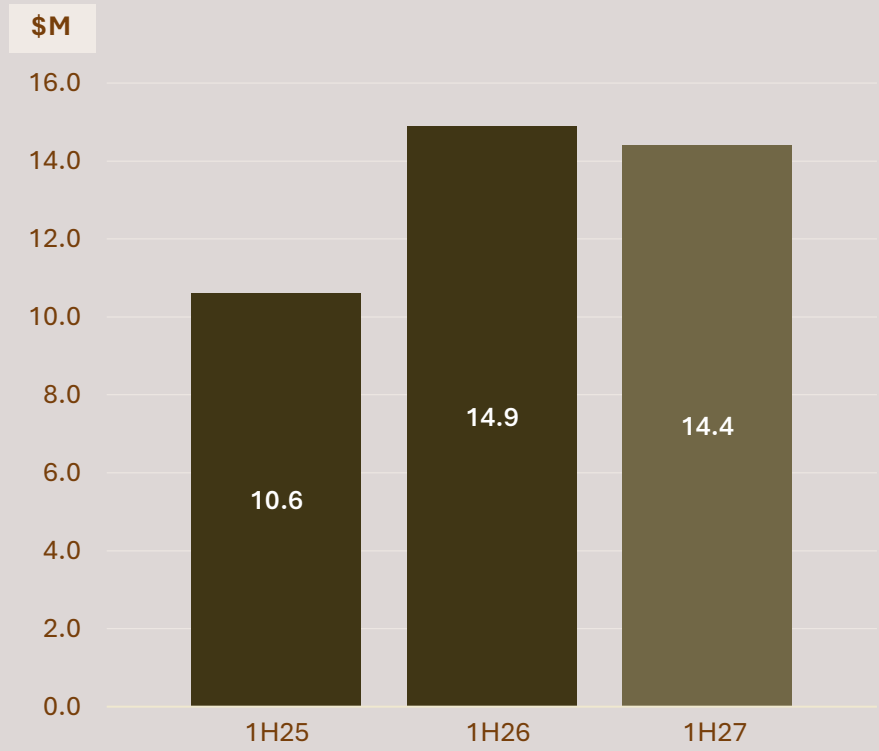
TOTAL REVENUE[1]

1H27 total revenue grew +8% vs pcp



UNDERLYING EBITDA

Underlying EBITDA of $14.4m, -3% vs pcp



1. *Total revenue excludes intergroup sales and Other income.*

AFFO and dividend

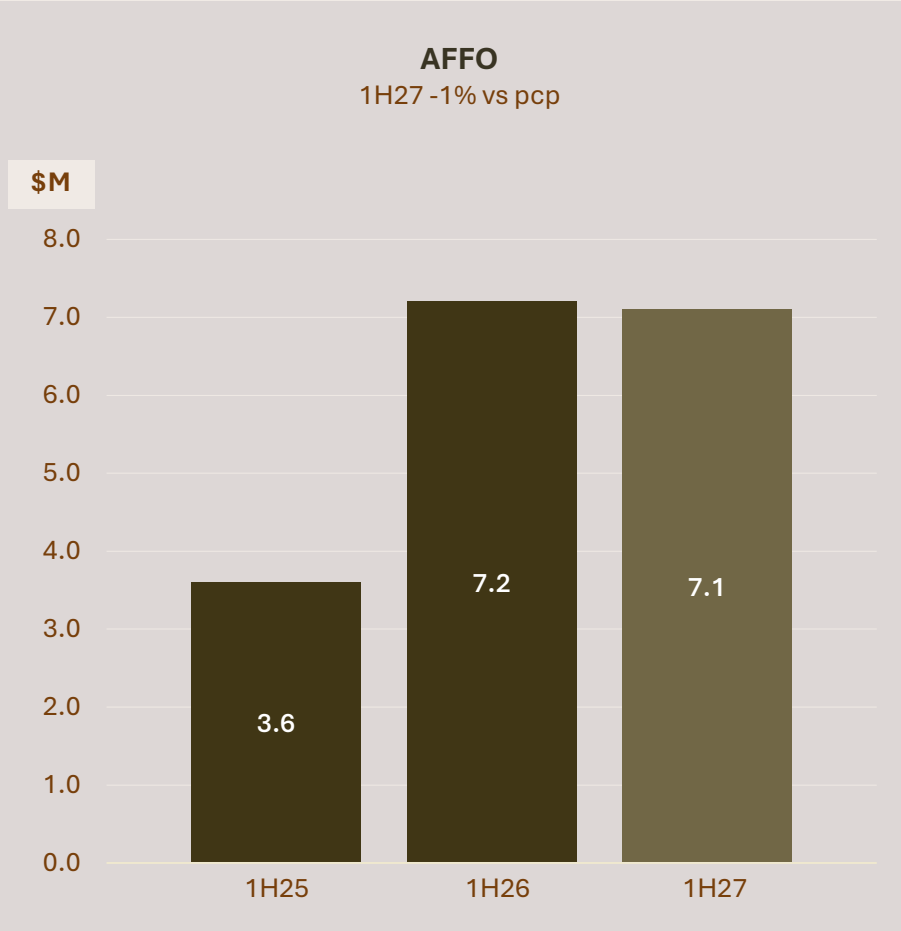
INTERIM DIVIDEND

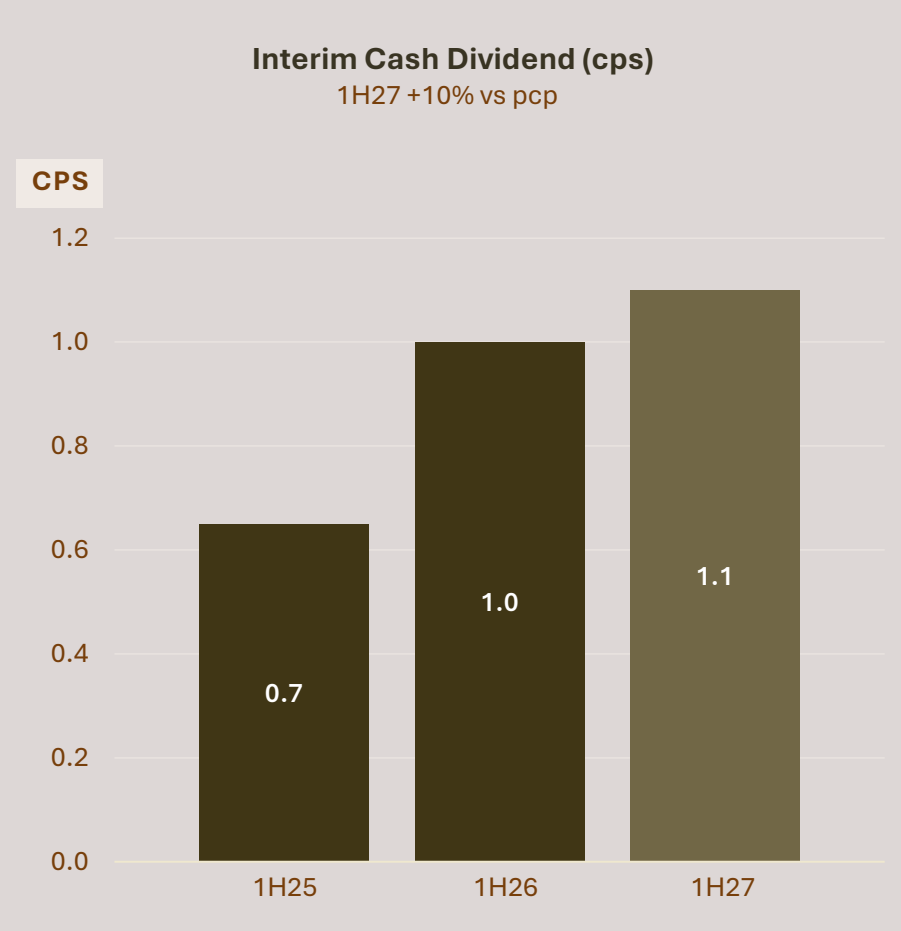
1H27 interim cash dividend of 1.1 cents per share (with full imputation credits of 0.43 cps).

1H27 interim dividend payout 44% of AFFO.

DATES

- 25 November 2026, ex-dividend.
- 26 November 2026, record date.
- 10 December 2026, payment.





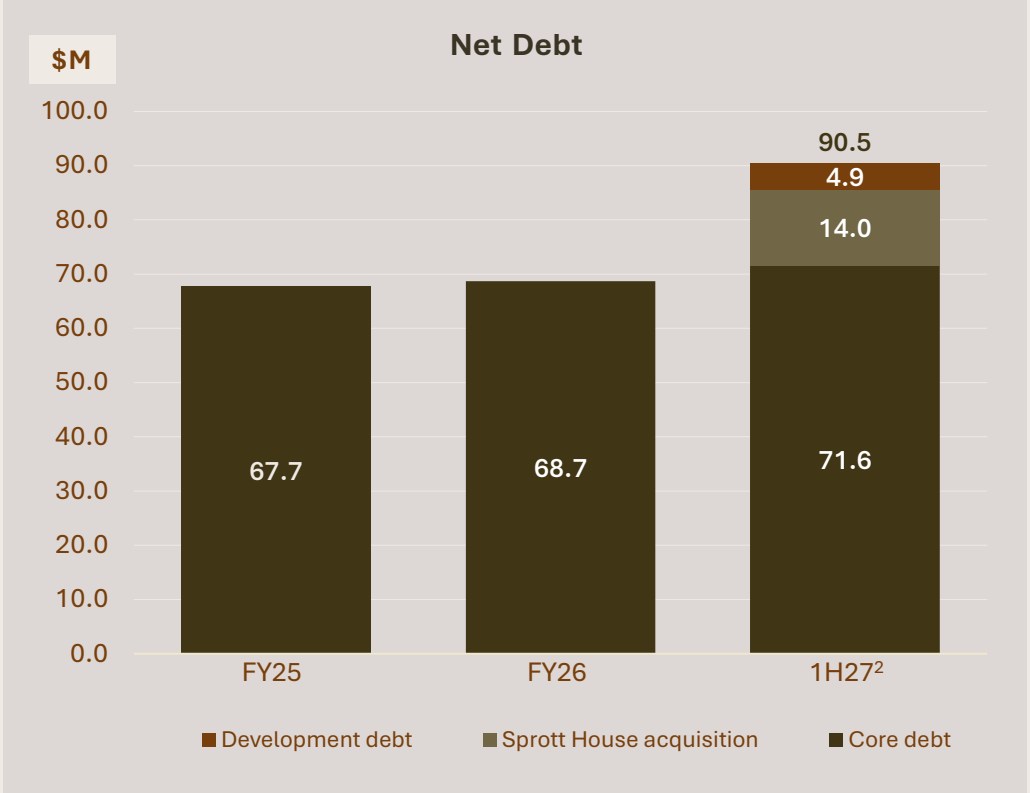
Net debt and leverage

Total debt has increased, with $14.0m drawn to fund the acquisition of Sprott House in Karori, settled on 27 May 2026.

In addition, $4.9m was drawn from development loan facilities to fund brownfield developments (Matamata and Clare House) and to commence civils for the Applefields development in Belfast, Christchurch.

Leverage is expected to return to the Group's medium-term target of 2.5x over the next three to five years.

	FY25	FY26	1H27
Leverage Ratio[1] (incl development debt)	2.9x	2.5x	3.4x
Leverage Ratio (excl development debt)	2.9x	2.5x	3.2x



1. *Net Bank Debt to Underlying EBITDA (earnings before interest, tax, depreciation and amortisation). Underlying EBITDA is a non-GAAP (unaudited) financial measure.*
2. *1H27 Leverage Ratio is calculated using LTM Underlying EBITDA and net debt at period end..*

Care performance

High occupancy, improved care mix and accommodation supplement growth supported a +3% increase in Care Home Underlying EBITDAR.

Underlying EBITDAR per care bed remained strong, while the addition of 90 beds at Karori and four beds at Althorp increased the portfolio to 1,994 care beds.

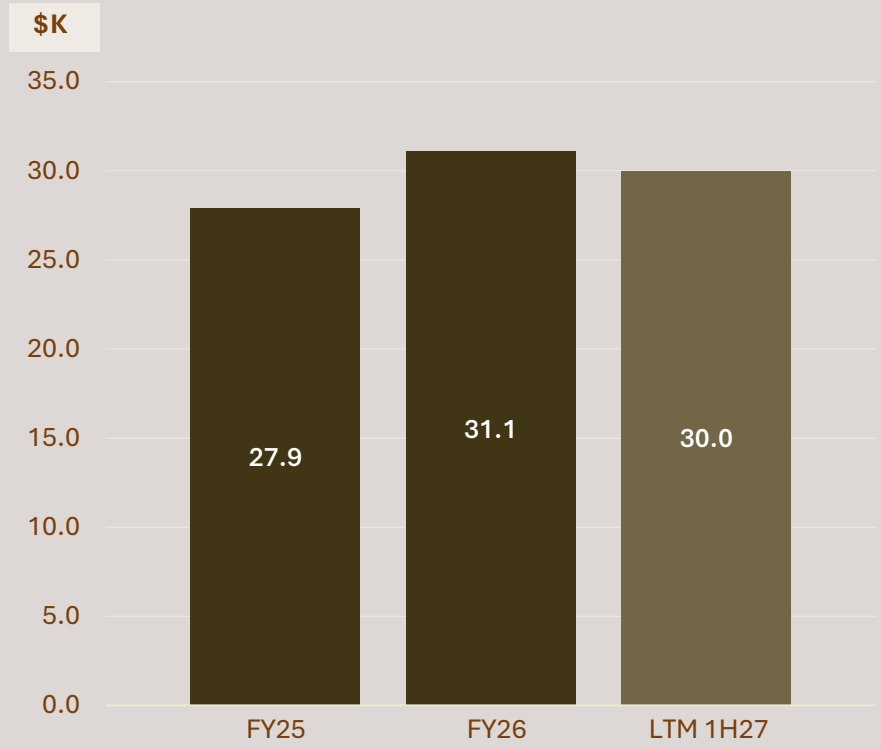
Underlying EBITDAR

Underlying EBITDAR of $27.9m, +3% vs pcp



Underlying EBITDAR[1] per Care Bed[2]

Market leading returns



	1H25	1H26	1H27
Number of Care Beds (period end)	1,789	1,898	1,994
Average Care Bed Occupancy	92.3%	95.0%	95.1%
Accommodation Supplements Revenue	$5.3m	$6.0m	$6.7m

1. *Underlying EBITDAR for aged care segment divided by the average number of care beds occupied during the period.*
2. *On a like-for-like basis, adjusted for the purchase of one care home in FY26 and purchase of one care home in 1H27.*

Village performance

Eight villa resales were settled during the first half.

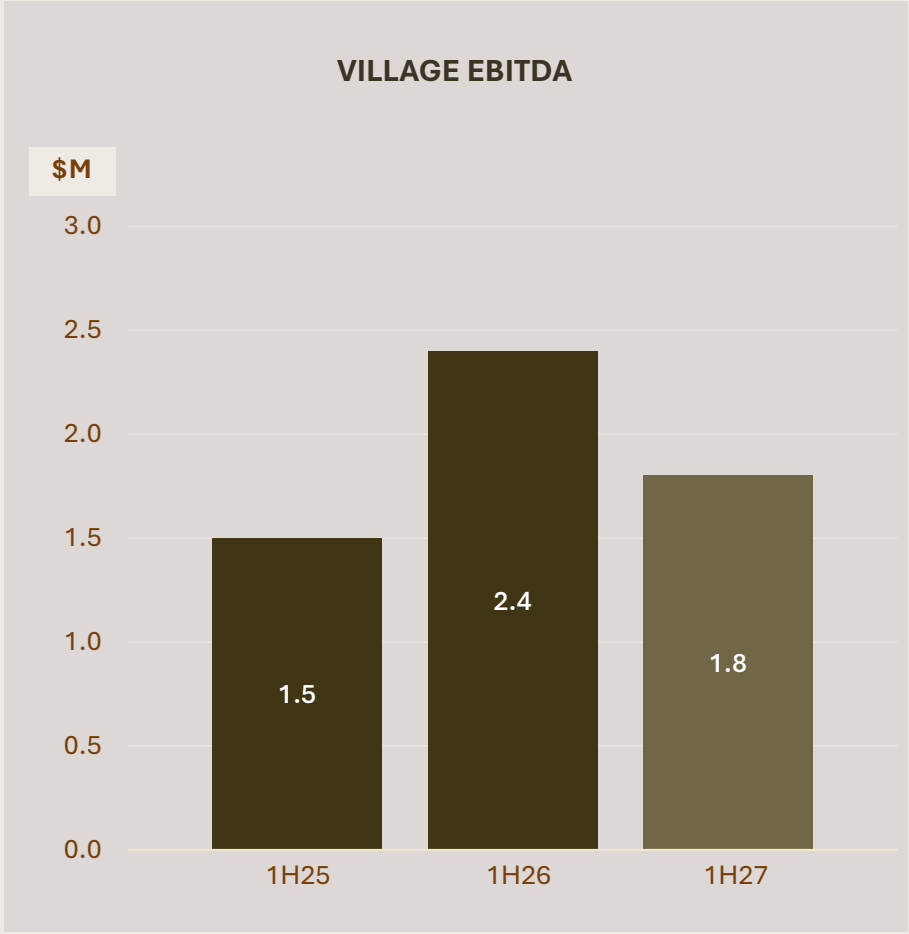
20 new units will be available for sale during the second half year:

- Six newly built villas at Matamata Country Lodge became available for sale at the end of October.
- 14 villas at Sprott House are being refurbished and will be available for sale from December 2026.

	1H25	1H26	1H27
Number of existing Unit resales	7	11	8
Realised gains on resales ($m)	$0.6	$1.6	$1.2
Average resale price ($000s)	$440	$510	$517



Elloughton Village



Health services performance

LUMA

4,348 cartons were delivered to Radius Care homes in 1H27.

Successfully established as the main provider of continence products across Radius care homes, generating procurement savings for the Group.

Opportunity to expand further with external sales following the successful launch in Radius Care homes.

HOME SUPPORT

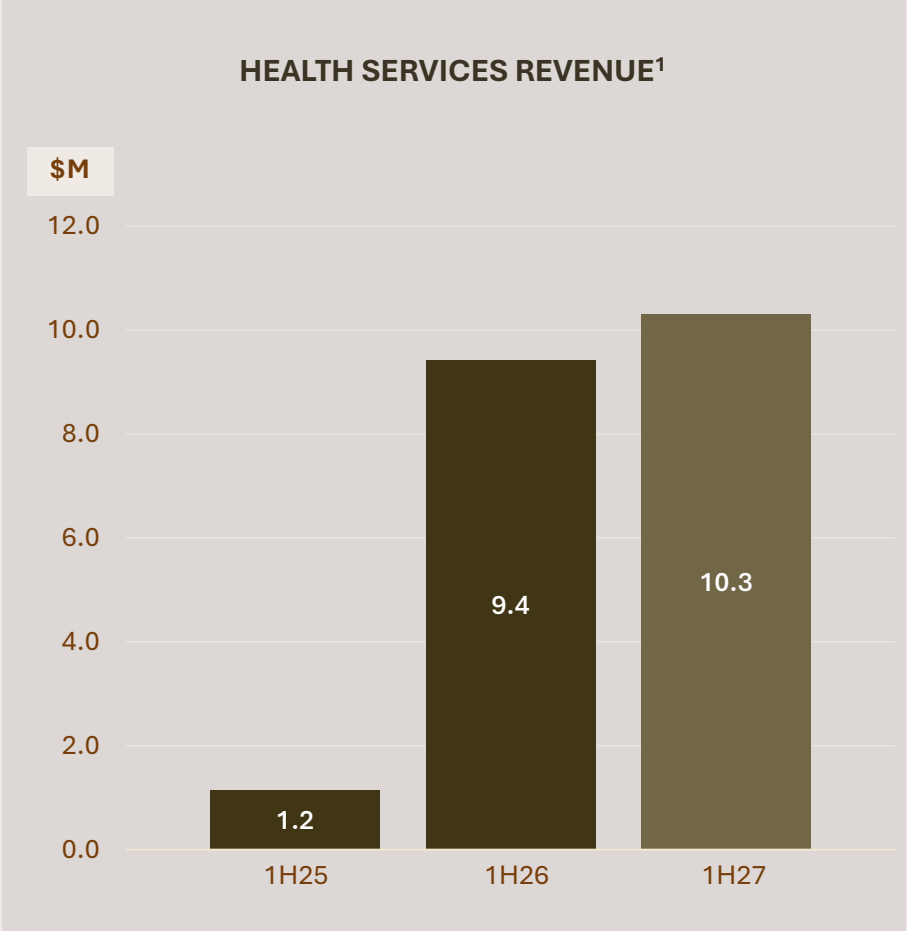
Revenue continued to grow, with a focus on private clients and expanding the offering to ACC-supported clients.

CIBUS CATERING

Providing meals to 2,000 residents daily.

Continued growth in the number of care homes serviced by Cibus over the past twelve months.

Further growth opportunities exist through expanding services across the Radius Care network and to external customers.



1. Includes intergroup and external sales and does not adjust for the non controlling interest in Cibus Catering Limited.

Growth



Care expansion

First of 10 new-build care homes under construction

The first of 10 new-build care homes is under construction, with subfloor works for the 100-bed Applefields care home in Belfast, Christchurch, now underway. The care home is scheduled to open in May 2028.

The second new-build care home will be in Hokitika where an 80-bed care home is expected to commence in early 2027, in collaboration with Development West Coast.

We are actively progressing additional opportunities with private investors to construct new care hospitals of 80 to 100 beds throughout the country. We plan to build 20 new aged care hospitals over the next 10 years.

Region	Beds	Status
Christchurch	100	Construction underway. Scheduled opening May 2028.
Hokitika	80	Commencing 2027.
South Auckland	100	In progress.
Waikato/BOP x5	500	In progress.
Canterbury	100	In progress.
Northland	100	In progress.
TOTAL	**980**	



Applefields site, with care home now under construction

Sprott House acquisition

Sprott House, a 90-bed care home in Karori, Wellington, was acquired in May 2026 and is being integrated into Radius Care's operating systems.

Upgrade work on the care home is currently underway, and the site will be further enhanced with the full refurbishment of 14 vacant villa units, available for sale from December 2026.

Acquisitions of existing care homes are pursued where they are complementary to the existing Radius portfolio.



Renders of Sprott House and Villas refurbishment, now underway

Village expansion

Incremental brownfield and greenfield opportunities considered where they add value to care homes

Brownfield Development – 26 Villas

Six new villas at Matamata were completed in October 2026. They are now available for sale, with applications already received for two.

Construction of six Clare House villas began in September 2026 and is progressing rapidly. Estimated completion is April 2027, when the villas will be available for sale.

Renovation of 14 units at Sprott House is underway, with the first completed units available for sale in December 2026.

New Village Development

The 4.3 ha Applefields site at Belfast, Christchurch will incorporate ~80 villas to complement the 100-bed care home. Earthworks and civils are almost fully completed on the site, with villa construction planned in small stages to meet demand and ensure efficient capital recycling.

The first stage of 13 villas is expected to commence construction in 2H28 and be completed to coincide with the opening of the care home.



Recently completed villas at Matamata Village



Villas under construction at Clare House, Invercargill

Health services



Luma and Radius Shop

Luma, Radius Health's proprietary continence range, has been successfully rolled out across all Radius care homes, providing greater control over product quality, specification and supply reliability.

Radius Shop provides a nationwide online channel to support expansion of Luma and other independent-living products, with future wholesale opportunities also identified.



Home Support

Radius Home Support extends Radius' care offering into the home, providing rehabilitation, recovery and daily-living support to ACC-funded and private clients.

A broader rollout is commencing, expanding care offering to ACC-funded clients and supporting retirement village residents using Radius care homes as hubs.



Cibus

Cibus provides specialist catering, menu planning and nutrition management across Radius care homes and external partners.

Cibus managed 28 care home kitchens in 1H27, with its menus and systems extending across 51 sites, up two from FY26.

Approximately 2,000 residents are served daily, with further opportunities to grow the internal and external customer base.

FY27 outlook



Outlook

CARE OCCUPANCY UPDATE

Current occupancy is 96.4% vs 95.4% on 10 November 2025, with 1,923 occupied beds (vs 1,806 on 10 November 2025).

OUTLOOK

Underlying EBITDA is expected to be in excess of $30m (vs $27.4m in FY26).

Radius Health expects second half operating and financial performance to be strong, boosted by the completion of 20 new village units becoming available for sale and the addition of Sprott House's 90 beds to the portfolio from 27 May 2026.

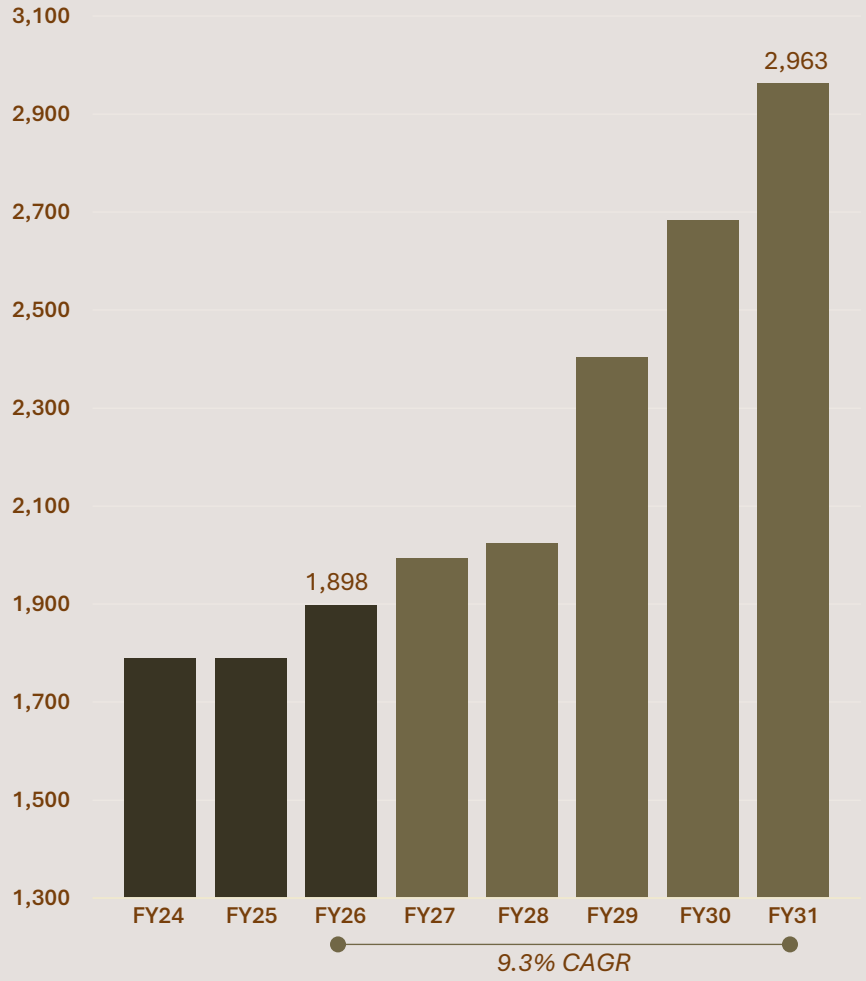




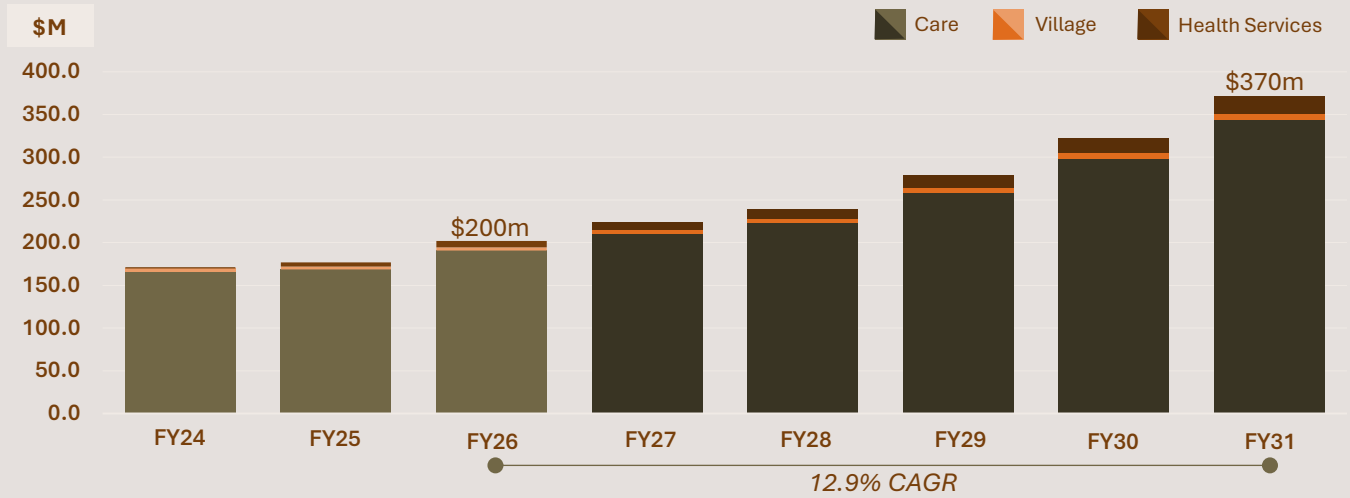
Celebrating the opening of the new villas at Radius Matamata Country Lodge, with visitors at the ribbon opening and a look inside a new villa kitchen.

Long-term growth projection As shared at Investor Presentation on 12 August 2026

NUMBER OF CARE BEDS (PERIOD END)

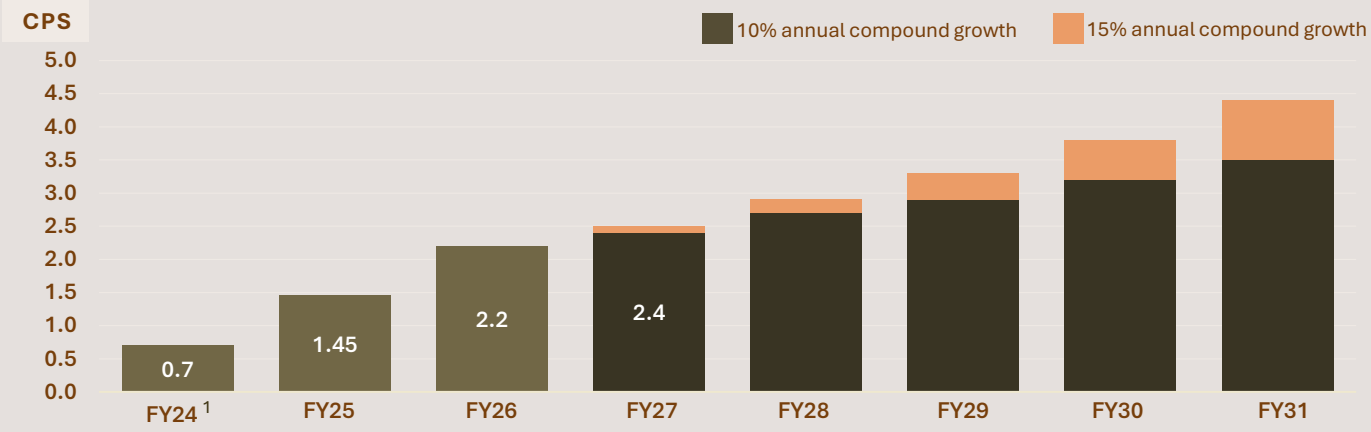


CARE, VILLAGE & HEALTH SERVICES REVENUE[1]



1. Revenue projections based on 1 July 2026 rates plus 2.5% annual CPI.

TOTAL CASH DIVIDEND (CPS) – (POTENTIAL FUTURE RANGE)



1. No interim cash dividend declared in 1H24.

Summary and Q&A



Appendices



Radius Health at a glance

Radius Care has a national aged care focused portfolio with strong regional presence, owning 13 and leasing 12 of the 25 sites nationwide.

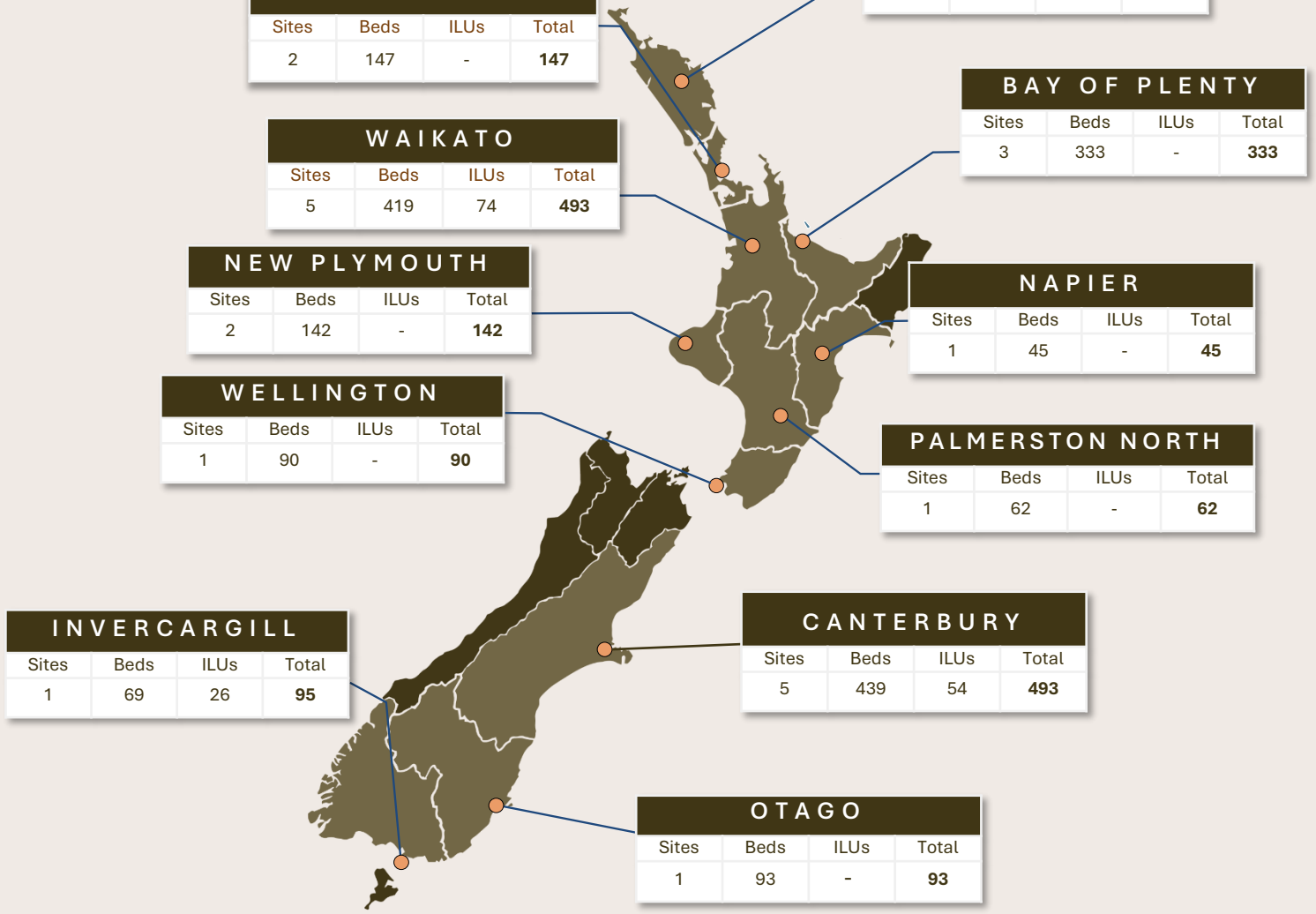
1,994
Care Beds[1]

154
ILUs[1]

2,250+
Employees

Radius Health's service offering includes:

- Nationwide health services
- In home care
- Home assist products
- Specialist catering



1. *Number of Care beds and ILUs as at 11 November 2026.*

APPENDIX 2

Key operational and financial metrics

OPERATING METRICS

	1H27	1H26	1H25
Number of Care Beds (period end)[1]	1,994	1,898	1,789
Average Care Bed Occupancy[2]	95.1%	95.0%	92.3%
Underlying EBITDAR per Care Bed[3,4] ($000s)	$15.2	$15.7	$13.4
Accommodation Supplements Revenue	$6.7m	$6.0m	$5.3m
Number of beds with Accommodation Supplement charged (September)	1,326	1,034	888
Number of Units (period end)[5]	148	148	148
Number of existing Unit resales	8	11	7
Realised gains on resales ($m)	$1.2	$1.6	$0.6
Average resale price ($000s)	$517	$510	$440

DMF TERMS FOR RETIREMENT VILLAGE UNITS

- 30% over three years.
- Average resident tenure is 5.3 years.
- Nine-month buyback if not resold prior.

REVENUE SPLIT

$m	1H27	1H26	1H25
Aged Care	103.6	93.7	83.0
Retirement Village	1.8	1.9	1.9
Health Services	3.2	4.3	0.5
Group support	-	0.3	-
Total revenue[6]	**108.6**	**100.2**	**85.4**

UNDERLYING EBITDAR SPLIT

$m	1H27	1H26	1H25
Aged Care	27.9	27.0	22.1
Retirement Village	1.8	2.4	1.5
Health Services	0.4	0.3	0.0
Group support	(10.5)	(10.1)	(8.6)
Underlying EBITDAR	**19.6**	**19.6**	**15.0**

1. *Comprises Care Beds occupied, available to be occupied or unavailable due to refurbishment.*
2. *Total occupied Care Bed days divided by total Care Bed days available during the period.*
3. *Pro forma Underlying EBITDAR for aged care divided by the average number of Care Beds occupied during the period.*
4. *On a like-for-like basis, adjusted for the purchase of one care home in 1H26 and purchase of one care home in 1H27.*
5. *Comprises Units occupied, available to be occupied or unavailable due to refurbishment.*
6. *Total revenue excludes intergroup sales and Other income.*

APPENDIX 3

Financials

Statement of Profit or Loss

($000)	1H27	1H26
Revenue		
Revenue from contracts with customers	107,613	99,042
Deferred management fees	1,033	1,175
Total revenue	**108,646**	**100,217**
Change in fair value of investment property	1,165	1,634
Interest income	46	45
Gain on business acquisition	3,515	-
Total revenue and other income	**113,372**	**101,896**
Expenses		
Employee costs	(67,764)	(59,256)
Depreciation and amortisation expense	(6,159)	(5,765)
Finance costs	(6,065)	(5,815)
Other expenses	(23,374)	(22,523)
Total expenses	**(103,362)**	**(93,359)**
Profit before income tax	**10,010**	**8,537**
Income tax expense	(1,727)	(1,907)
Profit for the period	**8,283**	**6,630**
Profit Attributable to		
Owners of the company	8,023	6,331
Non-controlling interests	260	299
Total profit	**8,283**	**6,630**

APPENDIX 4

Financials

Statement of Financial Position

($000)	1H27	FY26
Assets		
Cash and cash equivalents	2,299	2,823
Trade and other receivables	14,336	12,988
Inventories	957	581
Interest rate swaps	198	-
Right-of-use assets	123,959	125,570
Investment properties	91,475	80,492
Property, plant and equipment	149,435	134,051
Intangible assets	17,798	17,888
Total assets	**400,457**	**374,393**
Liabilities		
Trade and other payables	26,001	25,904
Current tax liabilities	843	2,536
Interest rate swaps	-	203
Borrowings	92,755	71,564
Deferred management fees	6,818	6,947
Refundable occupation right agreements	39,777	38,906
Put option to purchase the non-controlling interest	1,127	1,127
Lease liabilities	141,052	141,512
Deferred tax liability	10,468	9,377
Total liabilities	**318,841**	**298,076**
Net assets	**81,616**	**76,317**
Equity		
Share capital	56,353	56,353
Reserves	14,937	14,170
Retained earnings	10,326	5,794
COMPRISING OF:		
Equity attributable to owners of the Group	81,434	76,090
Non-controlling interests	182	227
Total equity	**81,616**	**76,317**

APPENDIX 5

Financials

Statement of Cash Flows

($000)	1H27	1H26
Cash flows from operating activities		
Receipts from residents for care fees and village fees	106,593	99,764
Payments to suppliers and employees	(92,225)	(80,935)
Proceeds from the sale of Refundable Occupation Right Agreements	3,685	5,615
Payments for the repurchase of Refundable Occupation Right Agreements	(1,896)	(2,915)
Interest received	46	45
Interest paid – borrowings	(2,415)	(2,443)
Interest paid – lease liabilities	(3,483)	(3,249)
Income tax paid	(3,794)	(2,564)
Net cash provided by operating activities	**6,511**	**13,318**
Cash flows from investing activities		
Payment for acquisition of businesses	(12,935)	(1,023)
Payments for the purchase of property, plant and equipment	(6,068)	(2,910)
Payments for village developments	(3,744)	(804)
Net cash used in investing activities	**(22,747)**	**(4,737)**
Cash flows from financing activities		
Proceeds from borrowings	28,933	2,989
Repayment of borrowings	(7,742)	(6,663)
Principal payments of lease liabilities	(1,729)	(1,436)
Purchase of shares under the share buyback programme	-	(475)
Dividends paid	(3,750)	(2,596)
Net cash provided by/(used) in financing activities	**15,712**	**(8,181)**
Reconciliation of cash and cash equivalents		
Cash and cash equivalents at beginning of the period	2,823	2,571
Net (decrease)/increase in cash and cash equivalents held	(524)	400
Cash and cash equivalents at end of period	**2,299**	**2,971**

APPENDIX 6

Financials

Reconciliation of GAAP Profit Before Tax to Underlying Earnings and AFFO

($000)	1H27	1H26
Profit before income tax	**10,010**	**8,537**
Remove: Non-controlling interests	(390)	(433)
Profit attributable to owners	**9,620**	**8,104**
Remove: Change in fair value of investment property	(1,165)	(1,634)
Include: Realised gains on resales	1,165	1,634
Remove: Depreciation expense	6,159	5,765
Remove: Interest income	(46)	(45)
Remove: Interest expense	6,065	5,815
Include: Pre-NZ IFRS 16 operating lease expense	(5,212)	(4,685)
EBITDA	**16,586**	**14,954**
Underlying Adjustments:		
Sprott House gain on business acquisition	(3,515)	-
Long-term incentive plan	600	-
Other	758	(37)
Underlying EBITDA	**14,429**	**14,917**
Net interest expense (bank and other loans)	(2,585)	(2,566)
Underlying tax expense	(1,559)	(2,206)
Depreciation on physical assets	(3,158)	(2,932)
AFFO	**7,127**	**7,213**

APPENDIX 7

Directory of care homes

OWNED

CARE HOME	LOCATION	CARE BEDS	UNITS	TOTAL
Taupaki Gables	Kumeu	60	-	60
St Joans	Hamilton	86	-	86
Windsor Court	Ohaupo	76	22	98
Matamata Country Lodge	Matamata	81	52	133
Lexham Park	Katikati	63	-	63
Heatherlea	New Plymouth	55	-	55
Thornleigh Park	New Plymouth	87	-	87
Peppertree	Palmerston North	62	-	62
Sprott House	Wellington	90	-	90
St Helenas	Christchurch	52	-	52
Elloughton Gardens	Timaru	85	54	139
Fulton	Dunedin	93	-	93
Clare House	Invercargill	69	26	95
Total owned at 11 November 2026		**959**	**154**	**1,113**
Sprott House	Wellington	-	14	14
Total owned at 31 March 2027		**959**	**168**	**1,127**
Clare House	Invercargill	-	6	6

FY27 PIPELINE

APRIL 2027

LEASED

CARE HOME	LOCATION	CARE BEDS	UNITS	TOTAL
Baycare	Northland	45	-	45
Potter Home	Whangarei	55	-	55
Rimu Park	Whangarei	55	-	55
Waipuna	Auckland	87	-	87
Glaisdale	Hamilton	80	-	80
Kensington	Hamilton	96	-	96
Althorp	Tauranga	123	-	123
Matua	Tauranga	147	-	147
Hampton Court	Napier	45	-	45
Hawthorne	Christchurch	94	-	94
St Allisa	Christchurch	109	-	109
Millstream	Ashburton	99	-	99
Total leased at 11 November 2026		**1,035**	**-**	**1,035**
Total owned & leased at 11 November 2026		**1,994**	**154**	**2,148**
Total owned & leased at 31 March 2027		**1,994**	**168**	**2,162**

APPENDIX 8

Capital Management

CAPITAL MANAGEMENT FRAMEWORK

MAINTAIN FINANCIAL RESILIENCE AND FLEXIBILITY

Medium-term target: Net Bank Debt to Underlying EBITDA[1] Ratio below 2.5x.

Owned property: 25%-50% of our total care home portfolio.

INVEST IN CORE OPERATIONS

Maintain and improve quality of care offering by investing in operating assets and technology base.

DISTRIBUTIONS

Ordinary dividend pay-out ratio of 40% to 70% of AFFO (fully imputed).

Sustained dividend growth.

GROWTH

Disciplined investment in high return capacity expansion capex.

Invest in capital-light adjacent services.

DIVIDEND POLICY

UNDERLYING EBITDA[1]

— **Bank interest and cash tax**

— **Depreciation** (=sustaining capex)
Investment required to maintain quality of existing assets

= AFFO[2] (Available Funds From Operations)

— **Ordinary Dividend** (40% to 70% of AFFO)

= SURPLUS CASH FOR ALLOCATION

Debt repayment	Mergers, Acquisition; Growth Capex	Special Dividends or Share Buybacks

1. *Earnings before interest, tax, depreciation and amortisation. Underlying EBITDA is a non-GAAP (unaudited) financial measure.*
2. *Available Funds From Operations is a non-GAAP (unaudited) financial measure which is reconciled to GAAP measures included within the Appendices of this Investor Presentation..*

APPENDIX 9

Radius Health at a glance

Radius Health

RADIUS CARE

25 care homes, four retirement villages.

HOME SUPPORT

A tailored care experience, within your own home, to help you recover, or manage an injury, illness or disability in your own space, at your own pace.

RADIUS SHOP

A nationwide online channel for mobility, daily-living and continence products, trusted by more than 20,000 New Zealanders.

LUMA

A proprietary continence product range developed and validated by Radius Care.

CIBUS CATERING

Food service, menu planning and nutrition management, serving the aged care sector.

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Thank you

Radius Health
Level 4, 56 Parnell Road, Auckland 1052

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radiushealth.co.nz

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