

Delivering on priorities

OCEANIA

Interim Report 2027



We continue to deliver on our priorities, with operational improvements and sales execution supporting stronger cash generation.

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At a Glance

As at 30 September 2026

From Ruakākā in the north, to Riccarton in the south, we create places where older New Zealanders can live with purpose, dignity and connection.

Staff

~2,200

Residents

~3,400

Care beds and care suites

1,854

Units

1,809

Existing sites with mature operations	19	Existing sites with future developments	11	**Total sites**	30

Highlights

For the six month period ended 30 September 2026

Financial

30 September 2026

Total assets

30 September 2026

$3.1bn

1.9% Up from $3.1bn at 31 March 2026.

Underlying EBITDA

$49.0m

18.1% Up from $41.5m for the six months to 30 September 2025.

Reported Total Comprehensive Income

30 September 2026

$5.3m

86.9% Down from $40.4m for the six months to 30 September 2025.

Cash Flow from Existing Operations

30 September 2026

$0.4m

$7.0m Up from ($6.6)m for the six months to 30 September 2025.

Operational

30 September 2026

Total sales

275

1.5% Higher than total sales for 30 September 2025 of 271.

200 Resales

Up from 180 for the six months to 30 September 2025.

75 New sales

Down from 91 for the six months to 30 September 2025.

Care Annuity EBITDA per occupied bed / suite

30 September 2026

$24.4k

48.1% Up from $16.5k for the six months to 30 September 2025.

Rolling 12 month Care Occupancy

93.1%

1.2pp Up from 91.9% for the period to 30 September 2025.

Developments

30 September 2026

Development Capex

30 September 2026

$27.7m

33.1% Down from $41.4m for the six months to 30 September 2025 (HY26).

Units and care suites expected to be completed in FY27

81

All planned for 2H27:
Franklin (14); Bream Bay (23)
Elmwood (26); Lady Allum (18)

Letter from the Chair and CEO

Building on momentum, focusing on cash generation



Elizabeth Coutts
CHAIR



Suzanne Dvorak
CHIEF EXECUTIVE OFFICER

Welcome to our Interim Report for the six months ended 30 September 2026 (1HY27), a period of continued improvement in Oceania's underlying business performance.

Underlying EBITDA increased 18% to $49.0 million, supported by growth in resale gains and care margins. Resale settlements increased 11% to 200. Care occupancy also improved, reaching 94.3% in September.

Cash Flow from Existing Operations improved with a $7.0m turnaround from 1HY26 and was positive at 1HY27 reflecting our continued focus on cash generation.

While the residential property market remains challenging, particularly for new sales, Oceania's needs-based retirement living offering and care business continue to demonstrate resilience. Our focus remains on sustaining improvements in sales execution and operating performance, managing capital and positioning the business for future growth.

Highlights

Financial and Operating Performance[1]

- Underlying EBITDA: $49.0m, up 18% on 1HY26 ($41.5m)[2]
- Annuity EBITDA: $34.5m, up 83% on 1HY26 ($18.8m)[2]
- Total Comprehensive Income: $5.3m, down 87% on 1HY26 ($40.4m)
- Cash Flow from Existing Operations[3]: $0.4m inflow, a $7.0m improvement on the $6.6m outflow in 1HY26 (restated)
- Annualised Care Annuity EBITDA per occupied bed: $24.4k, up 48% on $16.5k[4]
- Care occupancy: 93.1% (rolling 12-month average), up 1.2 percentage points on 1HY26; 94.3% as at 30 September 2026

Sales and Development Performance

- Resales: 200 settlements, up 11% on 1HY26, with resale gains of $24.3m, up from $15.7m
- Unsold development stock: Reduced by 35% to 141 units from 216 at 31 March 2026
- Development programme: 81 units planned for delivery in 2H27, including 14 Franklin Stage 2 villas, with six already under application.

Capital Management

- Gearing: 29.6%, down from 30.1% at 31 March 2026, against our 30–35% target range
- Net debt: $498.7m, down $8.0m from 31 March 2026
- Net tangible assets: $1.63 per share, up from $1.62 at FY26
- Debt refinancing: $125m six-year retail bond issue completed in July 2026

[1] All metrics and financial results included in the Chair and CEO letter are extracted from the interim financial statements and are unaudited.

[2] The metric is classified as non-GAAP, meaning it does not adhere to a standardised definition under GAAP (Generally Accepted Accounting Practice). Non-GAAP measures are presented to assist investors in understanding Oceania's performance. It may not be comparable to similar financial information presented by other entities.

[3] Cash Flow from Existing Operations (CFEO), reflects cash generated by existing operations. Development-related costs, including direct selling and marketing costs for new sales and line fees on development facilities, are allocated to development activities. The 1HY26 comparative has been restated on the same basis.

[4] Annualised relates to the 12-month rolling period to 30 September 2026.

Financial performance

Oceania delivered a solid underlying result, with Underlying EBITDA of $49.0 million, up 18% on 1HY26. On a normalised basis, excluding sites divested or closed in FY26, Underlying EBITDA increased 22% on a like-for-like basis. No divestments were completed in the first half of FY27.

In care, disciplined rostering and higher occupancy reduced staff costs relative to revenue, supporting a further increase in Care EBITDA per occupied bed. In our villages, EBITDA growth was driven by resale volume and pricing, with resale gains of $24.3 million, up from $15.7 million in 1HY26.

Our cost out programme has delivered $26.4 million in cash and annualised cost savings, progressing towards our FY27 target of $30 million.

Cash Flow from Existing Operations improved by $7.0 million to an inflow of $0.4 million. While there is further work to do to achieve sustainable positive cash generation, this represents progress against an important financial priority.

Sales performance

Resale performance was strong, with 200 settlements, up 11% on 1HY26. On a rolling 12-month basis, resale settlements increased 22% to 422. Apartment resales increased 31% and care suite resales rose 11%, reflecting continued demand for our needs-based offering.

The value of resales grew faster than volume. Gross resale value reached $122.5 million, up from $92.6 million in 1HY26, while resale margins improved to 20% from 17%. Resale gains increased to $24.3 million from $15.7 million. The improvement was driven by an increase in settlements at Meadowbank, The Sands, The Helier and Green Gables.

Total sales were up 1.5% on 1HY26 to 275 settlements. This included the sale of 75 new units, reducing development stock levels by 35%, from 216 units at 31 March 2026 to 141 at 30 September 2026.

Care and resident experience

Care remains at the centre of Oceania's model, with continued improvement in care margins. Annualised Underlying Care EBITDA per occupied bed, including gains, increased 22% to $31,232, supported by rostering aligned with resident needs and improved occupancy across a more concentrated portfolio.

Care occupancy averaged 93.1%, up 1.2 percentage points on 1HY26, and reached 94.3% in September. Following the FY26 divestments, our effective bed base reduced from 2,151 to 1,854 beds and care suites.

We continue to develop and innovate our integrated care offering, making it easier for residents to access care and support as their needs change. Our nurse practitioner-led primary care service, Oceania Healthcare Centre, is now supporting over 1,500 residents across 19 of our sites, including both care and independent residents. We are also piloting our new *Support at Home* service at three of our villages. The service has been designed to support residents to maintain their independence and wellbeing. Around 20% of residents at the pilot villages have connected with the service since launch in August.

Our people

We continue to embed our employee value proposition, Making the Difference, across Oceania, with employee engagement at 69% against our target of > 70%. The professionalism and care of our approximately 2,200 team members underpin the quality of care and services we provide, and we thank them for their commitment.

We also thank Sally Evans, who retired from the Board on 30 July 2026, for her valuable contribution to Oceania and strong advocacy for residents and their experiences.



Development

As planned, there were no new development deliveries during the first half. We expect to deliver 81 units in FY27, including 14 villas at Franklin Stage 2 in February/March 2027. The FY27 programme also includes new villas at Bream Bay, conversions at Elmwood and reinstatement of apartments at Lady Allum, Milford.

At Franklin Village, the retirement sector's first Green Star 4 Community, Stage 1 is 97% sold or under application with full recovery of development costs achieved on the 30 villas delivered in that stage. Six of the 14 Stage 2 villas are under application. Franklin Stage 1 was recognised at the 2026 Property Council New Zealand Property Industry Awards winning excellence for sustainability and design.



Underlying EBITDA

↑$49.0m

up 18% on 1HY26, with resale gains of $24.3 million, up from $15.7 million in 1HY26.

We continue to align development investment with market conditions and demand. The weighting towards villas in our near-term programme provides flexibility to manage construction costs and adjust delivery timing as required. Planning is underway for around 90 units in FY28 as we build towards our target of 150 units by FY31, supported by our $1b development pipeline.

Capital management

Our balance sheet continues to strengthen. Gearing against our target range of 30–35% was 29.6% at 30 September 2026, compared with 30.1% at 31 March 2026. Net debt was $498.7 million, with liquidity headroom of $226 million across our facilities.

Cash generation from operations and reducing unsold stock remain priorities. We continue to evaluate capital management options including divestments, investment in developments, share buybacks and distributions to shareholders.

In July, we successfully completed our OCA030 retail bond offer, raising $125 million of six-year bonds. The proceeds enabled us to repay bank debt, diversify our funding sources and extend our maturity profile. We thank investors who supported the offer. The Board continues to consider refinancing options for the $125 million OCA010 bonds maturing in October 2027.

During the period, the key performance indicators for our Sustainability-Linked Loan were reset, maintaining the link between our cost of debt and our sustainability performance.

Dividend

Having considered Free Cash Flow from Operations and Oceania's capital priorities, the Board has determined not to declare an interim dividend for 1HY27. Our dividend policy targets a payout of between 40% and 60% of Free Cash Flow from Operations, and the Board remains committed to resuming distributions to shareholders as cash generation builds.

Strategy

We are in the final year of our FY25–FY27 priorities presented at our 2025 Investor Day. Stronger resale volumes and pricing reflect progress in Sales Performance, while improved care margins and cost savings demonstrate progress in Business Excellence. Lower debt and a stronger funding position reflect our Capital Management priorities.

We are also progressing our FY27–FY31 strategic objectives, including improving resident choice and experience, expanding the services available to residents and preparing our development pipeline for future growth.



The Lodge pool at Franklin Village, Auckland

Sector and regulatory

In August 2026, the Aged Care Ministerial Advisory Group – on which Oceania's Chief Executive Officer served in a personal capacity – released its report, *A Place to Grow Old: Securing the Future of Aged Care*. The report highlights the need for a more sustainable funding framework for aged care.

Oceania supports this direction, which is essential to maintaining quality care and encouraging investment in the modern care capacity New Zealand will need. We will continue to engage with the Government and Health New Zealand as the recommendations are considered.

Proposed changes to the Retirement Villages Act, including a mandated timeframe for repaying a departing resident's capital, are under consideration. The final form and timing of these changes are subject to the formation of the new Government, its policy decisions and the legislative process. Oceania supports stronger resident protections and introduced a nine month repayment commitment for new residents from September 2026.

We consider our exposure to a shorter, six month mandated repayment timeframe to be readily manageable based on our current portfolio, supported by significant headroom in our committed facilities.

Outlook

While the residential property market remains subdued, particularly in Auckland, demand for our needs-based retirement living offering and aged care services continues to demonstrate resilience.

Our priorities for the second half remain clear: deliver our planned development programme, including Franklin Stage 2, reduce unsold stock while maintaining pricing discipline, and realise further benefits from our cost reduction programme. The progress achieved during the first half provides a solid foundation for the remainder of FY27. We remain focused on sustaining operational improvements and achieving positive Cash Flow from Existing Operations for the full year, while maintaining financial flexibility to support future growth and long-term shareholder value.

Thank you to our residents and their families for the trust they place in Oceania, to our people for their continued commitment to care, and to our shareholders for their ongoing support.



Elizabeth Coutts
Chair



Suzanne Dvorak
Chief Executive Officer



The Lodge at Franklin Village, Auckland

Three year summary

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

Financial Metrics

$NZm	Unaudited September 26	Unaudited September 25	Unaudited September 24
Total Comprehensive Income	5.3	40.4	11.8
Profit/ (Loss) for the Period	(4.4)	4.9	(17.1)
Total Assets	3,134.2	3,037.6	2,821.2
Operating Cash Flow	52.0	79.0	70.4

Underlying Metrics

$NZm	Unaudited September 26	Unaudited September 25	Unaudited September 24
Underlying Net Profit after Tax[1]	34.6	23.8	24.0
Underlying EBITDA[1]	49.0	41.5	38.6
Annuity EBITDA[2]	34.5	18.8	18.1
Cash Flow from Existing Operations (CFEO)[3]	0.4	(6.6)	n/a

Operating Metrics

	Unaudited September 26	Unaudited September 25	Unaudited September 24
Units	1,809	1,988	1,915
Care Suites	1,122	1,123	1,091
Care Beds	732	1,028	1,118
Total	**3,663**	**4,139**	**4,124**
New Sales	75	91	89
Resales	200	180	169
Total	**275**	**271**	**258**
Occupancy (rolling 12 month average)	93.1%	91.9%	91.6%

[1] This is a non-GAAP measure, refer to note 2.1 in the consolidated interim financial statements for further details.
[2] Annuity EBITDA represents Underlying EBITDA excluding development margins.
[3] Cash Flow from Existing Operations (CFEO). Comparatives have been restated following a review of cost allocations, with development-related costs excluded.



Consolidated interim financial statements.

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

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Consolidated Statement of Comprehensive Income

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

$NZ000's	Notes	Unaudited Six Months September 26	Unaudited Six Months September 25
Revenue		127,339	131,632
Change in fair value of investment property	3.1	7,161	22,903
Other income		1,564	1,373
Total income		**136,064**	**155,908**
Employee benefits and other staff costs		81,651	90,545
Depreciation (buildings and care suites)	3.2	8,899	8,038
Depreciation and amortisation (chattels, leasehold improvements and software)	3.2	3,843	3,856
(Reversal of impairment) / Impairment of property, plant and equipment and right of use asset	3.2	226	(2,179)
Impairment of goodwill		–	87
Finance costs		10,349	13,979
Other expenses		36,844	40,559
Total expenses		**141,812**	**154,885**
(Loss) / Profit before income tax		**(5,748)**	**1,023**
Income tax benefit		1,317	3,919
(Loss) / Profit for the period		**(4,431)**	**4,942**
Other comprehensive income			
Items that will not be subsequently reclassified to profit or loss			
Gain on revaluation of property, plant and equipment for the period, net of tax	3.2	9,778	35,846
Items that may be subsequently reclassified to profit or loss			
Loss on cash flow hedges, net of tax		(25)	(395)
Other comprehensive income for the period, net of tax		**9,753**	**35,451**
Total comprehensive income for the period attributable to shareholders of the parent		**5,322**	**40,393**
Basic earnings per share (cents per share)	4.2	(0.6)	0.7
Diluted earnings per share (cents per share)	4.2	(0.6)	0.7

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Consolidated Balance Sheet

AS AT 30 SEPTEMBER 2026

$NZ000's	Notes	Unaudited September 26	Audited March 26
Assets			
Cash and cash equivalents		8,230	16,587
Trade and other receivables	5.1	164,016	139,606
Derivative financial instruments		–	35
Investment property	3.1	2,056,752	2,023,007
Property, plant and equipment	3.2	892,806	884,117
Right of use assets		8,166	8,706
Intangible assets		4,193	4,009
Total assets		**3,134,163**	**3,076,067**
Liabilities			
Trade and other payables		52,876	53,465
Deferred management fee	3.3	63,621	59,451
Refundable occupation right agreements	3.3	1,324,496	1,258,407
Lease liabilities		9,491	10,053
Borrowings	4.3	499,935	516,758
Total liabilities		**1,950,419**	**1,898,134**
Net assets		**1,183,744**	**1,177,933**
Equity			
Contributed equity	4.1	715,864	715,960
Retained earnings		17,039	20,885
Reserves		450,841	441,088
Total equity		**1,183,744**	**1,177,933**

The Board of Directors of the Company authorised these consolidated interim financial statements for issue on 19 November 2026.

For and on behalf of the Board

Elizabeth Coutts
Chair

Alan Isaac
Director

The above Balance Sheet should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

$NZ000's	Notes	Contributed equity	Retained (deficit)/ earnings	Asset revaluation reserve	Cash flow hedge reserve	Total equity
Balance as at 1 April 2025 (audited)		**715,960**	**6,999**	**378,332**	**554**	**1,101,845**
Profit for the period		–	4,942	–	–	4,942
Other comprehensive income						
Revaluation of cash flow hedge net of tax		–	–	–	(395)	(395)
Revaluation of assets net of tax	3.2	–	–	35,846	–	35,846
Transfer of assets net of tax		–	165	(165)	–	–
Total comprehensive income		**–**	**5,107**	**35,681**	**(395)**	**40,393**
Transactions with owners						
Employee share scheme	4.1	–	507	–	–	507
Total transactions with owners		**–**	**507**	**–**	**–**	**507**
Balance as at 30 September 2025 (unaudited)		**715,960**	**12,613**	**414,013**	**159**	**1,142,745**
Balance as at 1 April 2026 (audited)		**715,960**	**20,885**	**441,038**	**50**	**1,177,933**
Profit for the period		–	(4,431)	–	–	(4,431)
Other comprehensive income						
Revaluation of cash flow hedge net of tax		–	–	–	(25)	(25)
Revaluation of assets net of tax	3.2	–	–	9,778	–	9,778
Transfer of assets net of tax		–	–	–	–	–
Total comprehensive income		**–**	**(4,431)**	**9,778**	**(25)**	**5,322**
Transactions with owners						
Employee share scheme	4.1	–	585	–	–	585
Share buyback	4.1	(96)	–	–	–	(96)
Total transactions with owners		**(96)**	**585**	**–**	**–**	**489**
Balance as at 30 September 2026 (unaudited)		**715,864**	**17,039**	**450,816**	**25**	**1,183,744**

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Consolidated Cash Flow Statement

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

$NZ000's	Unaudited Six months September 2026	Unaudited Six months September 2025
Cash flows from operating activities		
Receipts from residents for village and care fees	91,629	98,197
Payments to suppliers and employees	(114,694)	(124,567)
Receipts from new occupation right agreements	143,472	156,774
Payments for outgoing occupation right agreements	(61,015)	(56,252)
Net goods and services tax (paid)/received[1]	(3,863)	12,197
Receipts from insurance proceeds	–	386
Interest received	84	630
Interest paid in relation to general borrowings	(3,249)	(7,965)
Interest paid in relation to right of use assets	(341)	(369)
Net cash inflow from operating activities	**52,023**	**79,031**
Cash flows from investing activities		
Payments for property, plant and equipment and intangible assets	(8,323)	(9,024)
Payments for investment property and investment property under development	(28,694)	(44,147)
Proceeds from sale of assets	–	1,525
Interest paid in relation to development borrowings	(4,533)	(6,368)
Net cash outflow from investing activities	**(41,550)**	**(58,014)**
Cash flows from financing activities		
Proceeds from borrowings	51,217	34,531
Repayment of borrowings	(67,574)	(52,596)
Proceeds from bond issuance	125,000	–
Repayment of borrowings from bond proceeds	(125,000)	–
Principal payments for lease liabilities	(940)	(1,113)
Refinancing fees	(1,437)	(808)
Share Buy Back	(96)	–
Net cash outflow from financing activities	**(18,830)**	**(19,986)**
Net (decrease)/increase in cash and cash equivalents	**(8,357)**	**1,031**
Cash and cash equivalents at the beginning of the period	16,587	7,589
Cash and cash equivalents at end of period	**8,230**	**8,620**

[1] In the prior period net goods and services tax received includes $14.0m of GST recovered on development expenditure.

The above Consolidated Cash Flow Statement should be read in conjunction with the accompanying notes.



Notes to the Consolidated Interim Financial Statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

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Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

1. General Information

1.1 Basis of Preparation

(i) Entities Reporting

The consolidated interim condensed financial statements ("consolidated interim financial statements") of the Group are for the economic entity comprising Oceania Healthcare Limited (the "Company") and its subsidiaries (together "the Group").

The consolidated interim financial statements incorporate the assets and liabilities of all subsidiaries of Oceania Healthcare Limited as at 30 September 2026 and the results of all subsidiaries for the six months then ended.

The Group owns and operates various care centres and retirement villages throughout New Zealand. The Group's registered office is Level 26, HSBC Tower, 188 Quay Street, Auckland, 1010, New Zealand.

(ii) Statutory Base

Oceania Healthcare Limited is a limited liability company which is domiciled and incorporated in New Zealand. It is registered under the Companies Act 1993 and is an FMC Reporting Entity in terms of Part 7 of the Financial Markets Conduct Act 2013. The Company is also listed on the NZX Main Board ("NZX") and the Australian Securities Exchange ("ASX") as a foreign exempt listing. The consolidated interim financial statements have been prepared in accordance with the requirements of the NZX and ASX listing rules, and Part 7 of the Financial Markets Conduct Act 2013.

The consolidated interim financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). They also comply with NZ IAS 34 – *Interim Financial Reporting*, IAS 34 – *Interim Financial Reporting* and other applicable New Zealand Financial Reporting Standards, as appropriate for for-profit entities. They do not include all the notes of the type normally included in the consolidated annual financial statements. Accordingly, these consolidated interim financial statements are to be read in conjunction with the consolidated annual financial statements for the year ended 31 March 2026, prepared in accordance with New Zealand Equivalents to International Financial Reporting Standards ("NZ IFRS"). The Group is a Tier 1 for-profit entity in accordance with XRB A1.

The accounting policies that materially affect the measurement of the Consolidated Statement of Comprehensive Income, Consolidated Balance Sheet and the Consolidated Cash Flow Statement have been applied on a basis consistent with those used in the audited consolidated financial statements for the year ended 31 March 2026.

The consolidated interim financial statements for the six months ended 30 September 2026 and comparatives for the six months ended 30 September 2025 are unaudited. The consolidated annual financial statements for the year ended 31 March 2026 were audited and form the basis for the comparative figures for that period in these statements. They are presented in New Zealand dollars which is the Group's presentation currency.

The consolidated interim financial statements have been prepared in accordance with the going concern basis of accounting, which assumes that the Group will be able to realise its assets and discharge its liabilities in the normal course of business as they come due into the foreseeable future.

The Consolidated Balance Sheet has been prepared using a liquidity format.

(iii) Measurement Basis

These consolidated interim financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets and liabilities, including investment properties, certain classes of property, plant and equipment and derivatives.

(iv) Key Estimates and Judgements

The preparation of the consolidated interim financial statements in conformity with NZ IFRS requires the use of certain critical accounting estimates. It also requires management to exercise their judgement in the process of applying the Group's accounting policies.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated interim financial statements are disclosed in the following notes:

- Estimate of Holiday Pay provision (note 1.3(iii))
- Classification of accommodation with a care or service offering (note 3)
- Fair value of investment property and investment property under development (note 3.1)
- Fair value of freehold land and buildings (note 3.2)
- Revenue recognition of deferred management fees (note 3.3)

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

1.2 Accounting Policies

(i) New Accounting Standards

No changes to accounting policies have been made during the period and the Group has not early adopted any standards, amendments or interpretations to existing standards that are not yet effective.

In May 2024 the External Reporting Board issued NZ IFRS 18: Presentation and Disclosure in Financial Statements ('NZ IFRS 18'), effective for reporting periods commencing on or after 1 January 2027. This accounting standard is expected to change the presentation of the Group's Statement of Comprehensive Income and may introduce additional note disclosures. NZ IFRS 18 does not impact the financial position, financial performance or cash flows of the Group. Other standards, amendments and interpretations which are not yet effective are not expected to have a material impact on the Group.

(ii) Measurement of Fair Value

The Group classifies its fair value measurement using the fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels.

Level 1: Quoted prices (unadjusted) in active markets for the identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The carrying amount of all financial assets and liabilities is considered to approximate their fair value.

1.3 Significant Events and Transactions

(i) Disposal of assets

There were no disposals of sites during the six months to 30 September 2026 (30 September 2025: one site disposed; total sale proceeds: $1.8m).

During the year ended 31 March 2026 a total of seven sites were divested for proceeds totalling $51.1m. The sites divested were Woburn (Hawkes Bay), Hutt Gables (Upper Hutt), Eldon (Upper Hutt), Elmswood (Tauranga), Te Mana (Auckland), Ohinemuri (Paeroa) and Whitianga (Whitianga). During the year ended 31 March 2026 these sites contributed combined Underlying EBITDA of $2.1m.

(ii) Closure of Wesley Institute of Nursing Education

With changes to the certification pathways for overseas nurses introduced in New Zealand, a decision was made during the year ended 31 March 2025 to close the Wesley Institute of Nursing Education. The final course concluded in April 2025.

The Wesley Institute of Nursing Education contributed $0.6m of operating expenses and EBITDA of ($0.6m) in the comparative period.

(iii) Holidays Act remediation

In the year ended 31 March 2026, the Group determined that certain current and former employees may have been underpaid from 2020 onwards. This has arisen from the complexity of applying the Holidays Act 2003, particularly given the varied nature of the Group's workforce. The matters identified relate to Holidays Act 2003 entitlements, including the way various allowances and employee entitlements have been interpreted and calculated. External consultants have assisted management in estimating the amounts owing to past and present employees. An expense of $4.6m was recognised in total comprehensive income for the year ended 31 March 2026, with an equal provision held on the balance sheet as at 31 March 2026.

The provision remains unchanged as at 30 September 2026 (note 5.2). An amount of $3.8m, being the portion of the provision that relates to prior years, was excluded from underlying earnings for the year ended 31 March 2026. Management continues to work with its external consultant to determine the exact amounts owed to employees with amounts to be paid to current employees expected to be completed before the end of the financial year. There is inherent uncertainty and judgement in this estimate which is described in note 1.1(iv).

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

1.4 Deferred Tax

Tax losses are calculated annually on year end balances. As at 31 March 2026 the Group had an estimated $445.7m of available tax losses.

The Group may recognise deferred tax assets to the extent that it is probable that the Group will generate future economic profits to offset the deferred tax assets or to the extent that they offset deferred tax liabilities. As at 31 March 2026 the Group recognised a deferred tax asset of $68.7m representing tax losses generated in order to offset the net deferred tax liability position. All other available losses generated are held off balance sheet.

As such the Group holds a neutral deferred tax position as at 30 September 2026.

1.5 Market Capitalisation

At balance date, the market capitalisation of the Group (being the 30 September 2026 closing share price, as quoted on the NZX Main Board, multiplied by the number of shares on issue) was below the carrying amount of the Group's net assets and shareholders' funds. In considering the difference, the Group notes that over 90% of total assets at 30 September 2026 are property assets carried at fair value as assessed by CBRE Limited.

2. Operating Performance

2.1 Operating Segments

The Group's chief operating decision maker is the Board of Directors.

The operating segments have been determined based on the information reviewed by the Board of Directors for the purposes of allocating resources and assessing performance. The assets and liabilities of the Group are reported to the chief operating decision maker in total not by operating segment.

The Group operates in New Zealand and comprises two segments; care operations and village operations.

Information regarding the operations of each reportable segment is included below. Amongst other criteria, performance is measured based on segmental underlying earnings before interest, tax, depreciation and amortisation ("EBITDA"), which is the most relevant measure in evaluating the performance of segments relative to other entities that operate within the aged care and retirement village industries.

Additional segmental reporting information

Capital expenditure: Refer to note 3 for details on capital expenditure.

Goodwill: Goodwill is allocated to care cash generating units

What is Total Comprehensive Income?

Total comprehensive income is a measure of the total performance of all segments under NZ GAAP. It includes fair value movements relating to the Group's care centres and cash flow hedges.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

2.1 Operating Segments (continued)

	Care	Village	Other
Product	Includes traditional care beds and care suites.	Includes independent living and rental properties.	N/A
Services	The provision of accommodation, care and related services to Oceania's aged care residents. Includes the provision of services such as meals and care packages to independent living residents.	The provision of accommodation and related services to independent residents in the Group's retirement villages.	Provision of support services to the Group (includes administration, marketing and operations).
Recognition of Operating Revenue and Expenses	The Group derives Operating Revenue from the provision of care and accommodation. In relation to the provision of superior accommodation above the Government specification the Group derives revenue from Premium Accommodation Charges ("PACs") or, in the case of care suites, through Deferred Management Fees ("DMF"). Operating Expenses primarily include staff costs, resident welfare expenses and overheads.	The Group derives Operating Revenue from weekly service fees and rental income. Operating Revenue also includes DMF accrued over the expected occupancy period for the relevant accommodation. Operating Expenses include village property maintenance, sales and marketing, and administration related expenses.	Includes corporate office and corporate expenses. Finance costs relate to the cost of borrowings including bank loans and retail bonds.
Recognition of Fair Value movements on New Developments	Fair value increases or decreases are recognised in other comprehensive income (i.e. not in profit or loss) for the fair value movement above historical cost. Impairments below historical cost are recognised in comprehensive income (i.e. profit or loss).	Fair value movements are recognised in comprehensive income (i.e. profit or loss).	N/A
Recognition of Fair Value movements on Existing Care Centres and Retirement Villages	Fair value movements are treated the same as above. When sites are decommissioned for development this results in an impairment of the buildings and chattels which is recognised in comprehensive income (i.e. profit or loss).	Fair value movements are recognised in comprehensive income (i.e. profit or loss).	N/A
Recognition in Underlying Profit (refer note 2.1 overleaf)	Fair value movements are removed.	Fair value movements are removed. Realised gains on resales and the development margins from the sale of independent living units and care suites are included, reflective of the ownership structure of the assets.	No material adjustments.
Asset Categorisation	Assets used, or, in the case of developments, to be used, in the provision of care are recognised as property, plant and equipment.	Assets used, or, in the case of developments, to be used, for village operations are recognised as investment property.	Corporate office assets are recognised as property, plant and equipment. Assets include intangibles (e.g. software).

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

2.1 Operating Segments (continued)

Six Months Ended 30 September 2026 (unaudited) $NZ000's	Care Operations	Village Operations	Other[1]	Total
Revenue	96,980	30,359	–	127,339
Change in fair value of investment property	–	7,161	–	7,161
Other income	681	575	18	1,274
Total income	**97,661**	**38,095**	**18**	**135,774**
Operating expenses	(81,645)	(21,250)	(15,600)	(118,495)
Impairment of goodwill	–	–	–	–
Impairment of property, plant and equipment	(226)	–	–	(226)
Segment EBITDA	**15,790**	**16,845**	**(15,582)**	**17,053**
Interest income	–	–	290	290
Finance costs	–	–	(10,349)	(10,349)
Depreciation (buildings and care suites)	(8,545)	–	(354)	(8,899)
Depreciation and amortisation (chattels, leasehold improvements and software)	(2,970)	–	(873)	(3,843)
Profit/ (Loss) before income tax	**4,275**	**16,845**	**(26,868)**	**(5,748)**
Income tax benefit	1,327	–	(10)	1,317
Profit/ (Loss) for the period attributable to shareholders	**5,602**	**16,845**	**(26,878)**	**(4,431)**
Other comprehensive income				
Gain on revaluation of property, plant and equipment for the period, net of tax	9,778	–	–	9,778
Loss on cash flow hedges, net of tax	–	–	(25)	(25)
Total comprehensive income / (loss) for the period attributable to shareholders of the parent	**15,380**	**16,845**	**(26,903)**	**5,322**

[1] Includes revenue of nil, operating expenses of nil and EBITDA of nil in relation to the Wesley Institute of Nursing Education.

Six Months Ended 30 September 2025 (unaudited) $NZ000's	Care Operations	Village Operations	Other[1]	Total
Revenue	102,875	28,757	–	131,632
Change in fair value of investment property	–	22,903	–	22,903
Other income	436	300	7	743
Total income	**103,311**	**51,960**	**7**	**155,278**
Operating expenses	(91,735)	(22,930)	(16,439)	(131,104)
Impairment of goodwill	(87)	–	–	(87)
Impairment of property, plant and equipment	2,179	–	–	2,179
Segment EBITDA	**13,668**	**29,030**	**(16,432)**	**26,266**
Interest income	–	–	630	630
Finance costs	–	–	(13,979)	(13,979)
Depreciation (buildings and care suites)	(7,562)	–	(476)	(8,038)
Depreciation and amortisation (chattels, leasehold improvements and software)	(2,889)	–	(967)	(3,856)
(Loss) / Profit before income tax	**3,217**	**29,030**	**(31,224)**	**1,023**
Income tax benefit	4,073	–	(154)	3,919
(Loss) / Profit for the period attributable to shareholders	**7,290**	**29,030**	**(31,378)**	**4,942**
Other comprehensive income				
Gain on revaluation of property, plant and equipment for the period, net of tax	35,846	–	–	35,846
Loss on cash flow hedges, net of tax	–	–	(395)	(395)
Total comprehensive income /(loss) for the period attributable to shareholders of the parent	**43,136**	**29,030**	**(31,773)**	**40,393**

[1] Includes revenue of nil, operating expenses of ($0.6m) and EBITDA of ($0.6m) in relation to the Wesley Institute of Nursing Education.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

2.1 Operating Segments (continued)

Underlying net profit after tax ("Underlying Profit")

Underlying Profit and Underlying EBITDA are non-GAAP measures of financial performance. The calculation of Underlying Profit and Underlying EBITDA requires a number of estimates to be approved by the Directors in their preparation. Both the methodology and the estimates may differ among companies in the retirement village sector. Underlying Profit and Underlying EBITDA do not represent cash flow generated during the period.

The Group calculates Underlying Profit and Underlying EBITDA by making the following adjustments to total comprehensive income / (loss) for the period attributable to shareholders of the parent:

	Total comprehensive income / (loss) for the period attributable to shareholders of the parent
Remove	Fair value adjustments for investment property assets, property, plant and equipment, held for sale assets and financial instruments
Add back	Impairment of goodwill
Add back / remove	Loss / gain on sale, decommissioning or purchase of assets and business assets including associated costs and staff redundancy costs in the instance of a significant restructure or change to the business model
Add back	Depreciation (care suites)
Add back / remove	Expenditure/revenue of a non-recurring nature
Add back	Directors' estimate of realised gains on the resale of units and care suites sold under an ORA
Add back	Directors' estimate of realised development margin on the first sale of new ORA units or care suites following the development of an ORA unit or care suite, conversion of an existing care bed to a care suite or conversion of a rental unit to an ORA unit
Add back	Deferred taxation component of taxation expense so that only the current tax expense is reflected
=	**Underlying Profit**
Remove	Interest income
Add back	Finance costs (including lease interest under NZ IFRS 16 Leases but excluding fair value of loan modification and hedge ineffectiveness)
Add back	Depreciation and amortisation (including right of use and property, plant and equipment)
Add back	Current tax expense
=	**Underlying EBITDA**

Resale gain – Underlying Profit

The Directors' estimate of realised gains on resales of ORA units and care suites (i.e. the difference between the incoming resident's ORA licence payment and the ORA licence payment previously received from the outgoing resident) is calculated as the net cash flow received, and receivable at the point that the ORA contract becomes unconditional and has either "cooled off" (the contractual period in which the resident can cancel the contract) or where the resident is in occupation at balance date.

Development margin – Underlying Profit

The Directors' estimate of realised development margin is calculated as the ORA licence payment received, and receivable, in relation to the first sale of new ORA units and care suites, at the point that the ORA contract becomes unconditional and has either "cooled off" or where the resident is in occupation at balance date, less the development costs associated with developing the ORA units and care suites. Where the development has been acquired in a business combination the development costs are equal to the purchase price.

The Directors' estimate of realised development margin for conversions is calculated based on the difference between the ORA licence payment received, and receivable, in relation to sales of newly converted ORA units and care suites, at the point that the ORA contract becomes unconditional and has either "cooled off" or where the resident is in occupation at balance date, and the associated conversion costs.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

2.1 Operating Segments (continued)

The table below describes the composition of development and conversion costs.

Included	**New builds:** • the construction costs directly attributable to the relevant project, including any required infrastructure (e.g. roads) and amenities related to the units (e.g. landscaping) as well as any demolition and site preparation costs associated with the project. The costs are apportioned between the ORA units and care suites, in aggregate, using estimates provided by the project quantity surveyor. The construction costs for the individual ORA units or care suites sold are determined on a prorated basis using gross floor areas of the ORA units and care suites. • an apportionment of land value based on the gross floor area of the ORA units and care suites developed. The value for Brownfield[1] development land is the estimated fair value of land at the time a change of use occurred[2] (from operating as a care centre or retirement village to a development site), as assessed by an external independent valuer. Greenfield[3] development land is valued at historical cost; and • capitalised interest costs to the date of project completion apportioned using the gross floor area of ORA units and care suites developed. **Conversions:** • of care beds to care suites – the actual refurbishment costs incurred; and • of rental units to ORA units – the actual refurbishment costs incurred and the fair value of the rental unit prior to conversion.
Excluded	• Construction, land (apportioned on a gross floor area basis) and interest costs associated with common areas and amenities or any operational or administrative areas.

Six Months Ended 30 September 2026 (unaudited) $NZ000's	Care Operations	Village Operations	Other	Total
Total comprehensive (loss) / income for the period attributable to shareholders of the parent	**15,380**	**16,845**	**(26,903)**	**5,322**
Adjusted for Underlying Profit items				
Less: Fair value adjustments for investment property assets, property, plant and equipment, held for sale assets and cashflow hedges	(9,552)	(7,161)	25	(16,688)
Add: Impairment of goodwill	–	–	–	–
Add: Depreciation (care suites)	7,883	–	–	7,883
Add: Amortisation of fair value of loan modification	–	–	488	488
Add: Loss on sale of business assets including associated costs and restructure costs	–	54	–	54
Add: Realised resale gain	–	24,331	–	24,331
Add: Realised development margin	–	14,494	–	14,494
Underlying net profit / (loss) before tax	**13,711**	**48,563**	**(26,390)**	**35,884**
Less: Deferred tax benefit	(1,327)	–	10	(1,317)
Underlying net profit / (loss) after tax	**12,384**	**48,563**	**(26,380)**	**34,567**
Less: Interest income	–	–	(290)	(290)
Add: Finance costs (excluding fair value of loan modification and hedge ineffectiveness)	–	–	9,861	9,861
Add: Depreciation (buildings)	662	–	354	1,016
Add: Depreciation and amortisation (chattels, leasehold improvements and software)	2,970	–	873	3,843
Underlying EBITDA	**16,016**	**48,563**	**(15,582)**	**48,997**

[1] Brownfield land refers to land previously utilised by, or part of, an operational aged care centre or retirement village.

[2] The timing of a change of use is a Directors' estimate. It is based on a range of factors including evidence of steps taken to secure a resource consent and/or building consent for a particular development or stage of a development and the decommissioning of existing operations (either through the buy-back of existing village ORA units or decommissioning of an existing care centre). Note the cost of buybacks is not included in the development cost as an independent fair value of the land on an unencumbered basis is used as the value ascribed to the development land.

[3] Greenfield land refers to land not previously utilised by, or as part of, an operational aged care centre or retirement village. Greenfield land is typically bare (undeveloped) land at the time of purchase.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

2.1 Operating Segments (continued)

Six Months Ended 30 September 2025 (unaudited) $NZ000's	Care Operations	Village Operations	Other	Total
Total comprehensive income / (loss) for the period attributable to shareholders of the parent	43,136	29,030	(31,773)	40,393
Adjusted for Underlying Profit items				
Less: Fair value adjustments for investment property assets, property, plant and equipment, held for sale assets and cashflow hedges	(38,025)	(22,903)	395	(60,533)
Add: Impairment of goodwill	87	–	–	87
Add: Depreciation (care suites)	6,802	–	–	6,802
Add: Amortisation of fair value of loan modification	–	–	716	716
Add: Loss on sale of business assets including associated costs and restructure costs	461	362	1,007	1,830
Add: Realised resale gain	–	15,737	–	15,737
Add: Realised development margin	–	22,670	–	22,670
Underlying net profit before tax	**12,461**	**44,896**	**(29,655)**	**27,702**
Less: Deferred tax benefit	(4,073)	–	154	(3,919)
Underlying net profit after tax	**8,388**	**44,896**	**(29,501)**	**23,783**
Less: Interest income	–	–	(630)	(630)
Add: Finance costs (excluding fair value of loan modification and hedge ineffectiveness)	–	–	13,263	13,263
Add: Depreciation (buildings)	760	–	477	1,237
Add: Depreciation and amortisation (chattels, leasehold improvements and software)	2,889	–	967	3,856
Underlying EBITDA	**12,037**	**44,896**	**(15,424)**	**41,509**

3. Property Assets

The Group operates care centres and retirement villages. As outlined in section 2.1, village sites are typically investment property and care sites are typically property, plant and equipment.

What is Investment Property?

Land and buildings are classified as investment property when they are held to generate revenue either through capital appreciation or through rental income.

As residents occupying our retirement villages live independently, the level of services provided is seen as secondary to the provision of accommodation. Accordingly, these buildings are classified as investment property as they are held primarily to generate DMF income.

What is Property, Plant and Equipment?

Land, buildings and chattels are classified as property, plant and equipment when they are used to generate revenue through the provision of goods and services or for administration purposes.

As residents occupying our care centres, including care suites, require services including nursing care, meals and laundry the buildings in which they live are considered to be operated by the Group to generate this revenue and are classified as property, plant and equipment.

What is a Care Suite?

Care suites are a premium offering for a resident requiring rest home or hospital level care. The care suite is located within a care centre. Rather than pay a daily premium accommodation charge for the provision of the premium room the residents enter into an ORA with a net management fee.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

3. Property Assets (continued)

Classification of Serviced Apartments and Care Suites

Where services are provided to residents who occupy accommodation under an ORA, it is the Group's policy to assess their level of significance in the context of the overall income derived from the serviced apartment or care suite in ascertaining whether the serviced apartment or care suite is freehold land and buildings (referred to as property, plant and equipment) or investment property.

The Group applies the following principles when ascertaining the appropriate accounting treatment to be applied:

CLASSIFICATION				
Investment Property Village Assets		Property, Plant and Equipment Care Assets		
Independent living (villa or apartment)	Serviced apartment	Care suite	Traditional care bed	Private care
SCENARIO				
Additional services are optional.	Services are compulsory but an insignificant portion of total revenue from the unit.	Services are compulsory and a significant portion of the total revenue from the unit.	Full ARRC[1] funded care is compulsory for that unit/bed.	Operating outside the ARRC[1] with services set by the operator.
CONSIDERATION OF SIGNIFICANCE OF CASH FLOWS				
Qualitatively the business model is the provision of retirement accommodation.	Quantitatively insignificant (a guideline of under 20% of total revenue is adopted) and qualitatively the business model is the provision of retirement accommodation.	Quantitatively significant. Qualitatively the business model is the provision of care.	Qualitatively the business model is the provision of care. Quantitative assessment not relevant as price of accommodation does not change overall purpose of the accommodation.	Qualitatively the business model is the provision of care. Quantitative assessment not relevant as price of accommodation does not change overall purpose of the accommodation.

[1] ARRC refers to age-related residential care

3.1 Village Assets: Investment Property

$NZ000's	Notes	Unaudited September 26	Audited March 26
Investment property under development at fair value			
Opening balance		136,071	139,865
Impact of change to GST taxable supplies[1]		–	(693)
Capitalised expenditure (including land acquisitions)		20,975	40,651
Capitalised interest and line fees		1,641	3,587
Disposal		–	(3,195)
Transfer to completed investment property		–	(24,610)
Transfer to property, plant and equipment		(1,500)	–
Change in fair value during the period		(1,082)	(19,534)
Closing balance		**156,105**	**136,071**
Completed investment property at fair value			
Opening balance		1,886,936	1,832,168
Transfer from investment property under development		–	24,610
Transfer from/ (to) property, plant and equipment	3.2	–	–
Capitalised expenditure		5,468	19,003
Disposal		–	(41,186)
Change in fair value during the period		8,243	52,341
Closing balance		**1,900,647**	**1,886,936**
Total investment property		**2,056,752**	**2,023,007**

[1] Relates to GST claimed on land purchased in a prior period subject to a change in use adjustment in the current period.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

3.1 Village Assets: Investment Property (continued)

Change in Fair Value Recognised in the Consolidated Statement of Comprehensive Income

$NZ000's	Unaudited September 26	Unaudited September 25
Increase in fair value of investment property	33,745	62,295
Add: Transfers to property, plant and equipment	1,500	–
Less: Capitalised expenditure including capitalised interest	(28,084)	(39,392)
Change in fair value recognised in Consolidated Statement of Comprehensive Income	**7,161**	**22,903**

A reconciliation between the valuation and the amount recognised as investment property is as follows:

$NZ000's	Unaudited September 26	Audited March 26
Investment Property under development		
Valuation	156,105	136,071
	156,105	136,071
Completed Investment Property		
Valuation	819,353	852,824
Add: Refundable occupation licence payments	1,322,285	1,253,528
Add: Residents' share of resale gains	2,220	2,790
Less: Management fee receivable	(227,367)	(212,568)
Less: Resident obligations for units not included in valuation	(15,844)	(9,638)
	1,900,647	**1,886,936**
Total investment property at fair value	**2,056,752**	**2,023,007**

Where an incoming resident has an unconditional ORA in respect of a retirement village unit and the corresponding outgoing resident for that same accommodation has not yet been refunded, the independent valuation is adjusted for the incoming resident balances only. In certain circumstances accommodation under an ORA is valued as development land. In these situations, the independent valuation is not adjusted for the refundable amounts and consequently no offsetting "gross up" is required. An adjustment of $15.8m (March 2026: $9.6m) is included in the above reconciliation to reflect this.

The valuation of investment property is adjusted for cash flows relating to refundable occupation licence payments, residents' share of resale gains and management fee receivable recognised separately on the Consolidated Balance Sheet and also reflected in the valuation model.

Why do we adjust for the liability to residents?

In the external valuation the fair value of investment property includes an allowance for the amount that is payable by the Group to residents already in occupation within the property. However, this liability to existing residents is recognised in the Group's Consolidated Balance Sheet (referred to as refundable occupation right agreements – refer to note 3.3). Accordingly, the Group adds this net liability to residents to the external valuation to "gross up" the fair value of investment property and avoid double counting the liability to residents.

Valuation Process and Key Inputs

Investment Property under Development

CBRE Limited provided a desktop review of development land in respect of investment property under development as at 30 September 2026 (March 2026: CBRE Limited full valuation).

The fair value of investment property is determined by the Directors having taken into consideration the valuation conducted by the external valuers as independent registered valuers and the cost of work undertaken in relation to investment property under development, including any associated capitalised interest costs during the development period.

The Group has applied the following methodology in relation to the measurement of investment property under development:

Practical completion not achieved

Where the development still requires substantial work such that practical completion is not going to be achieved, and a reliable estimate of fair value cannot be made, at or close to balance date, the fair value recognised is the fair value of the development land per the Directors' valuation plus the cost of any work in progress. Work in progress includes any interest costs on debt drawn to fund the development during the development period. A work in progress amount of $64.4m as at 30 September 2026 (March 2026: $43.3m) has been recognised in relation to these development sites.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

3.1 Village Assets: Investment Property (continued)

Where an individual development is of both investment property and freehold buildings in nature, the fair value of land and work in progress is apportioned between investment property under development and freehold land and buildings under development, by applying the estimated gross floor area for these respective areas of the development based on information obtained from the project quantity surveyors at the planning and design stages.

Practical completion achieved

Where a development is practically completed, or likely to be completed at, or close to, balance date the investment property is measured at its completed fair value per the Directors' valuation with an adjustment made for any estimated costs, in accordance with the project budget, to be incurred to complete the development, and is then transferred to completed investment property.

Completed Investment Property

CBRE Limited provided a desktop review of investment property as at 30 September 2026 (31 March 2026: CBRE Limited full valuation).

As required by NZ IAS 40 *Investment Property*, the valuation of investment property is adjusted for cash flows relating to refundable occupation licence payments, residents' share of resale gains and management fees receivable recognised separately on the Consolidated Balance Sheet and also reflected in the valuation model.

Any interest costs incurred on outstanding development debt balances after the completion of the development are recognised through the Statement of Comprehensive Income, an amount of $3.2m in the period (September 2025: $3.8m).

The Group's interest in all completed investment property was valued on 30 September 2026 by CBRE Limited (September 2025: CBRE Limited) at a total of $819.4m (March 2026: $852.8m).

Significant Unobservable Inputs

The significant unobservable input used in the fair value measurement of the Group's development land is the value per m² assumption. Increases in the value per m² rate result in the corresponding increases in the total valuation.

The significant unobservable inputs used in the fair value measurement of the Group's portfolio of completed investment property are the discount rate and property price growth rate. There are no interdependencies or interplays between unobservable inputs.

Accounting Policy

Investment property includes both freehold land and buildings and land and buildings under development, comprising independent units, serviced apartments and common facilities, provided for use by residents under the terms of an ORA. Investment property is held for long-term yields and is not occupied by the Group. Investment property is held at fair value.

The fair value of investment property is determined by the Directors having taken into consideration the valuation conducted by CBRE Limited as independent registered valuers and the cost of work undertaken in relation to investment property under development.

The movement in the carrying value of investment property, net of additions, transfers and disposals is recognised as a fair value movement in the Consolidated Statement of Comprehensive Income.

Fair value measurement on investment property under development is only applied if the fair value is considered to be reliably measurable. Where the fair value of a property under development can be determined, it is carried at fair value. Where the fair value of investment property under development cannot be reliably determined, the carrying amount is considered to be the fair value of the land plus the cost of work undertaken.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

3.2 Care Assets: Property, Plant and Equipment

$NZ000's	Notes	Freehold Land and Buildings Under Development	Freehold Land	Freehold Buildings	Chattels and Leasehold Improvements	Total
Period ended 30 September 2026 (unaudited)						
Opening net book amount		19,201	122,326	713,618	28,972	884,117
Additions		2,325	–	2,260	3,089	7,674
Capitalised interest and line fees		–	–	55		55
Disposals		–	–	(18)	–	(18)
Depreciation[1]		–	–	(8,494)	(2,907)	(11,401)
Transfer from investment property	3.1	–	1,500	–		1,500
Reclassification within Property, Plant and Equipment		–	–	–	–	–
Revaluation surplus						
Change in fair value recognised in comprehensive income		(31)	(110)	(85)	–	(226)
Change in fair value recognised in other comprehensive income[2]		–	(750)	11,855	–	11,105
Closing net book amount		**21,495**	**122,966**	**719,191**	**29,154**	**892,806**
At 30 September 2026						
Cost		–	–	–	69,147	69,147
Valuation		21,495	122,966	719,191	–	863,652
Accumulated depreciation		–	–	–	(39,993)	(39,993)
Net book amount		**21,495**	**122,966**	**719,191**	**29,154**	**892,806**

[1] The amounts on the face of the Statement of Comprehensive Income in relation to depreciation includes $1.3m in relation to right of use assets and software amortisation not included in this note.

[2] The revaluation noted in the Statement of Comprehensive Income differs from the above due to deferred tax

$NZ000's	Notes	Freehold Land and Buildings Under Development	Freehold Land	Freehold Buildings	Chattels and Leasehold Improvements	Total
Year ended 31 March 2026 (audited)						
Opening net book amount		49,591	125,202	624,521	29,172	828,486
Additions		4,431	–	6,922	6,315	17,668
Impact of change to GST taxable supplies[1]		–	–	–	–	–
Capitalised interest and line fees		224	–	485	–	709
Disposals		(62)	(10,266)	(22,723)	(2,164)	(35,215)
Depreciation[2]		–	–	(14,840)	(5,855)	(20,695)
Transfer from investment property	3.1	–	–	–	–	–
Reclassification within Property, Plant and Equipment		(40,492)	4,354	34,634	1,504	–
Revaluation surplus						
Change in fair value recognised in comprehensive income		(82)	200	9,617	–	9,735
Change in fair value recognised in other comprehensive income[3]		5,591	2,836	75,002	–	83,429
Closing net book amount		**19,201**	**122,326**	**713,618**	**28,972**	**884,117**
At 31 March 2026						
Cost		–	–	–	66,142	66,142
Valuation		19,201	122,326	713,618	–	855,145
Accumulated depreciation		–	–	–	(37,170)	(37,170)
Net book amount		**19,201**	**122,326**	**713,618**	**28,972**	**884,117**

[1] Relates to GST claimed on land purchased in a prior period subject to a change in use adjustment in the current period.

[2] The amounts on the face of the Statement of Comprehensive Income in relation to depreciation includes $3.1m in relation to right of use assets and software amortisation not included in this note.

[3] The revaluation noted in the Statement of Comprehensive Income differs from the above due to deferred tax.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

3.2 Care Assets: Property, Plant and Equipment (continued)

Land and Buildings Under Development

A desktop review in respect of development land was provided by CBRE Limited as at 30 September 2026 (March 2026: full valuation).

Any costs incurred to 30 September 2026 on the developments are included in arriving at the fair value as at 30 September 2026.

The Group has applied the following methodology in relation to the measurement of land and buildings under development:

Practical completion not achieved

Where the development still requires substantial work such that practical completion is not going to be achieved, and a reliable estimate of fair value cannot be made, at or close to balance date, the fair value recognised is the fair value of the development land per the Directors' valuation plus the cost of any work in progress. Work in progress includes any interest costs on debt drawn to fund the development during the development period. A work in progress amount of $8.2m as at 30 September 2026 (March 2026: $6.0m) has been recognised in relation to these development sites.

Where an individual development is of both investment property and freehold buildings in nature, the fair value of land and work in progress is apportioned between investment property under development and freehold land and buildings under development, by applying the estimated gross floor area for these respective areas of the development based on information obtained from the project quantity surveyors at the planning and design stages.

Practical completion achieved

Where a development is practically completed, or likely to be completed at, or close to, balance date the land and buildings are measured at its completed fair value per the Directors' valuation with an adjustment made for any estimated costs, in accordance with the project budget, to be incurred to complete the development, and is then transferred to completed land and buildings.

Completed Land and Buildings

A desktop review in respect of completed land and buildings was provided by CBRE Limited as at 30 September 2026 (March 2026: full valuation).

Any interest costs incurred on outstanding development debt balances after the completion of that development are recognised through the Statement of Comprehensive Income, an amount of $1.1m in the period (September 2025: $2.0m).

The valuation of the Group's care centres was apportioned to land, buildings, chattels and goodwill. The fair value of land and buildings as calculated by CBRE Limited is based on the level of rent able to be generated from the maintainable net cash flow of the site subject to average efficient management. The fair value of the Group's land and buildings as determined by the Directors is based on these apportionments. However, chattels are carried at historic cost less depreciation and the amount apportioned to goodwill by CBRE Limited is not recorded in the consolidated financial statements.

Care Suites and Serviced Apartments

As discussed earlier in note 3, where services are provided to residents who occupy accommodation under an ORA, it is the Group's policy to look at the significance of these services in the context of the overall revenue derived from the care suite or serviced apartment in ascertaining whether the care suite or serviced apartment is property, plant and equipment or investment property. Care suite residents occupying accommodation under an ORA receive a significant level of services. Hence, they are included in property, plant and equipment. Care suite land and buildings are held at fair value.

Serviced apartments relate to accommodations where a base level of services are provided to independent residents and are classified as investment property.

Key Accounting Estimates and Judgements

All land and buildings have been determined to be Level 3 (March 2026: Level 3) in the fair value hierarchy as the fair value is determined using inputs that are unobservable.

Significant Unobservable Inputs

The significant unobservable input used in the fair value measurement of the Group's development land is the value per m² assumption. Increases in the value per m² rate result in the corresponding increases in the total valuation.

The significant unobservable inputs used in the fair value measurement of the Group's portfolio of completed land and buildings is the capitalisation rate applied to earnings. A significant decrease/ (increase) in the capitalisation rate would result in significantly higher/ (lower) fair value measurement.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

3.3 Refundable Occupation Right Agreements

What is an ORA?

An ORA is a contract which sets out the terms and conditions of occupation of an independent living unit or care suite. A new resident is charged a refundable occupation licence payment in consideration for the right to occupy one of the Group's units, apartments or care suites. On termination of the ORA the occupation licence payment is repaid to the exiting resident.

What is DMF?

An amount equal to a capped percentage of the occupation licence payment is charged by the Group as a management fee for the right of use of the unit and enjoyment of the common areas of the village. The deferred management fee is payable by the resident on termination of the ORA.

$NZ000's	Unaudited September 26	Audited March 26
Village		
Refundable occupation licence payments	1,322,285	1,253,528
Residents' share of resale gains	2,220	2,790
Less: Management fee receivable (per contract)	(283,946)	(265,479)
	1,040,559	990,839
Care Suites		
Refundable occupation licence payments	348,945	328,248
Less: Management fee receivable (per contract)	(65,008)	(60,680)
	283,937	267,568
Total refundable occupation right agreements	**1,324,496**	**1,258,407**

Reconciliation of Management Fees recognised under NZ IFRS and per ORA

$NZ000's	Unaudited September 26	Audited March 26
Village		
Management fee receivable (per contract)	(283,946)	(265,479)
Deferred management fee	56,579	52,911
Management fee receivable (per NZ IFRS)	**(227,367)**	**(212,568)**
Care Suites		
Management fee receivable (per contract)	(65,008)	(60,680)
Deferred management fee	7,042	6,540
Management fee receivable (per NZ IFRS)	**(57,966)**	**(54,140)**

4. Shareholder Equity and Funding

4.1 Shareholder Equity and Reserves

	Unaudited September 2026 Shares	Audited March 2026 Shares	Unaudited September 2026 $NZ000's	Audited March 2026 $NZ000's
Share capital				
Issued and fully paid-up capital	724,231,030	724,231,030	715,864	715,960
Total contributed equity	**724,231,030**	**724,231,030**	**715,864**	**715,960**
Movements				
Opening balance of ordinary shares issued	724,231,030	724,231,030	715,960	715,960
Shares issued for Long Term Incentive Scheme	–	–	–	–
Shares issued for Short Term Incentive Scheme	120,740	–	–	–
Share buyback	(120,740)	–	(96)	–
Closing balance of ordinary shares issued	**724,231,030**	**724,231,030**	**715,864**	**715,960**

All ordinary shares rank equally with one vote attached to each fully paid ordinary share. The shares have no par value. The Company incurred no transaction costs issuing shares during the period (March 2026: nil).

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

4.1 Shareholder Equity and Reserves (continued)

Share Buyback

In the period ended 30 September 2026 the Board approved a limited on-market share buyback programme of up to 3.5m shares before 31 July 2027 in connection with the exercise or vesting of shares under the employee incentive schemes. On 5 August 2026 Oceania acquired 120,740 shares valued at $0.1m (31 March 2026: nil).

Short Term Incentives Scheme

During the period Restricted Share Rights (RSRs) were granted to selected executives under a short-term incentive (STI) scheme. The RSRs represent the deferred equity component of STI remuneration and are designed to support the retention and incentivisation of key executives, align their interests with those of shareholders and encourage a longer-term focus on Company performance.

The RSRs entitle participants to receive fully paid ordinary shares in the Company for nil consideration, subject to continued employment and the applicable vesting conditions. The rights vest in three equal instalments, 12, 24 and 36 months following the grant date.

During the six months ended 30 September 2026, 370,852 RSRs were granted and 202,476 RSRs vested. This included the early vesting of 33,343 RSRs from the FY25 grant and 63,048 RSRs from the FY26 grant following the Board's approval of payment in respect of all RSRs granted to a departing executive. The executive's departure reduced the number of participants in the RSR scheme from three to two.

Scheme	Grant Date	Participants as at 30 September 2026	Total RSRs granted	RSRs vested	RSR balance at 30 September 2026	Shares issued under RSR scheme
2025 STI	June 2025	2	254,303	139,428	114,875	82,281
2026 STI	June 2026	2	370,852	63,048	307,804	38,459

Long Term Incentive ("LTI")

On 11 September 2023 the Board approved a Share Option Plan. The option plan was established to:

(a) Reward and retain key employees;

(b) Drive longer-term performance and alignment of incentives of participants with the interests of Oceania's shareholders; and

(c) Encourage longer term decision-making by participants.

Participants in the Option Plan are granted options to acquire ordinary shares from time to time. These options are exercisable by participants subject to those participants' continued employment by Oceania, during specified exercise periods for a set exercise price. On exercise of the options, the Group will facilitate a cashless (net settled) exercise by issuing such number of shares as is equal to the difference between the then current market value of Oceania's shares and the exercise price (less an adjustment for tax paid on the holder's behalf for the benefit received), multiplied by the number of options being exercised, divided by the then current market value of Oceania's shares.

In the period to 30 September 2026 the Board approved an extension to the Exercise Date of the 2023 Option plan for current employees from 90 days from the Vesting Date to 12 months from the Vesting Date. This extension relates to 7 participants with combined options of 5,952,385.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

4.1 Shareholder Equity and Reserves (continued)

Scheme	Issue Date	Vesting Date	Participants as at 30 September 2026	Share Options issued	Share Options forfeited/ lapsed	Exercise price
2023 Option Plan	11 September 2023	May 2026	1	16,666,667	14,285,713	$0.82
2023 Option Plan	15 October 2024	May 2026	6	5,476,195	1,904,764	$0.82
2024 Option Plan	15 October 2024	May 2027	1	775,385	n/a	$0.76
2024 Option Plan	10 December 2024	May 2027	1	938,461	630,769	$0.76
2025 Option Plan	23 June 2025	May 2028	2	3,059,190	n/a	$0.65
2025 Option Plan	5 September 2025	May 2028	1	660,000	n/a	$0.65
2026 Option Plan	10 June 2026	May 2029	7	12,967,733	1,013,333	$0.75

Dividends

Oceania's dividend policy is to pay out between 40% and 60% of Free Cash Flow from Operations. The Board may consider a dividend above or below this policy range, subject to the Company's cash flow requirements and investment opportunities.

Free Cash Flow from Operations adjusts statutory operating cash flows by excluding development related sales and buybacks, and incorporating maintenance capital expenditure, lease principal repayments, and other one-off items outside the normal course of business.

Asset Revaluation Reserve

The asset revaluation reserve is used to record the revaluation of freehold land and buildings and land and buildings under development. The amounts are recognised in the Consolidated Statement of Comprehensive Income when it affects profit or loss. Refer to note 3.2.

Cash Flow Hedge Reserve

The cash flow hedge reserve is used to record gains or losses on instruments used as cash flow hedges. The amounts are recognised in the Consolidated Statement of Comprehensive Income when the hedged transaction affects profit or loss. Refer to note 5.6 of the 31 March 2026 consolidated financial statements.

4.2 Earnings per share

Basic

Basic earnings per share is calculated by dividing the profit after tax of the Group by the weighted average number of ordinary shares outstanding during the period.

	Unaudited September 2026	Unaudited September 2025
(Loss) / Profit after tax ($'000)	(4,431)	4,942
Weighted average number of ordinary shares outstanding ('000s)	724,236	724,231
Basic earnings per share (cents per share)	**(0.6)**	**0.7**

Diluted

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. As at 30 September 2026 there were no shares with a dilutive effect (September 2025: Nil).

	Unaudited September 2026	Unaudited September 2025
(Loss) / Profit after tax ($'000)	(4,431)	4,942
Weighted average number of ordinary shares outstanding ('000s)	724,236	724,231
Diluted earnings per share (cents per share)	**(0.6)**	**0.7**

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

4.3 Borrowings

$NZ000's	Unaudited September 2026	Audited March 2026
Secured		
Bank loans	156,894	298,252
Capitalised loan costs	(1,250)	(1,421)
Loan Modification gain	(3,643)	(4,131)
Retail Bond – OCA010	125,000	125,000
Retail Bond – OCA020	100,000	100,000
Retail Bond – OCA030	125,000	–
Capitalised bond costs	(2,066)	(942)
Total borrowings	**499,935**	**516,758**
Current	–	–
Non-current	506,894	523,252
Total borrowings excluding capitalised loan and bond costs and loan modification gains	**506,894**	**523,252**

Recognition and Measurement

Bank Loans

Interest is charged using the BKBM Bill rate plus a margin and line fee. Interest rates applicable in the six-month period to 30 September 2026 ranged from 3.6% to 4.4% (year to 31 March 2026: 4.0% to 5.2%).

Retail Bonds

The bonds are quoted on the NZX Debt Market and their fair value at balance date is based on their listed market price as at balance date.

Interest on OCA010 is payable quarterly in January, April, July and October in equal instalments. As at 30 September 2026 the fair value of OCA010 was $121.2m (31 March 2026: $118.4m).

Interest on OCA020 is payable quarterly in March, June, September and December in equal instalments. As at 30 September 2026 the fair value of OCA020 was $95.7m (31 March 2026: $93.3m).

Interest on OCA030 is payable quarterly in January, April, July and October in equal instalments. As at 30 September 2026 the fair value of OCA030 was $122.0m.

On 1 July 2026 the Group issued the OCA030 bond, with proceeds applied to repay $25.0m of borrowings under the General Corporate Facility and $100.0m under the Development Facility. At the same time the limits of these facilities were reduced by $75.0m and $50.0m respectively.

NZDX ID	Issue Date	No. of bonds	$NZ000's	Maturity	Fixed Interest	Unaudited Trading Interest at September 26	Audited Trading Interest at March 26
OCA010	19 Oct 20	125.0m	$125,000	19 Oct 27	2.30%	5.38%	5.84%
OCA020	13 Sept 21	100.0m	$100,000	13 Sept 28	3.30%	5.38%	6.13%
OCA030	01 July 26	125.0m	$125,000	01 July 32	5.55%	5.88%	-

Financing Arrangements

At 30 September 2026, the Group held committed bank facilities with drawings as follows:

	Unaudited September 2026		Audited March 2026	
$NZ000's	Committed	Drawn	Committed	Drawn
General Corporate Facility	110,000	50,000	185,000	50,000
Development Facility	265,000	106,894	315,000	248,252
Total	**375,000**	**156,894**	**500,000**	**298,252**

The Group's revolving Development Facility is utilised to cover costs associated with current development projects. The revolving General Corporate Facility is used for general corporate purposes as well as for development land and initial costs for projects not currently funded by the Development Facility.

The entire debt facility is sustainability-linked for the entire five-year period with a penalty in the event of the Group not satisfying certain ESG targets and an interest discount in the event that certain targets are met. For the period to 31 March 2026, all targets were met and a discount was received.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

4.3 Borrowings (continued)

Interest on the General Corporate Facility is typically payable quarterly. Interest on the Development Facility is capitalised and repaid together with principal using the ORA licence proceeds received upon settlement of initial sales of newly developed units and care suites. Line fees are payable quarterly on the committed General Corporate Facility and the Committed Development Facility.

The financial covenants in the Group's debt facilities, with which the Group must comply include:

a) Interest Cover Ratio - the ratio of Adjusted EBITDA to Net Interest Charges, where interest charges relate to the interest and commitment fees in relation to the General Corporate Facility, is not less than 2.0x;

b) Loan to Value Ratio – the ratio of total bank indebtedness shall not exceed 50% of the total property value of all Group's properties (including the "as-complete" valuations for projects funded under the Development Facility); and

c) Guarantor Group Coverage – at all times the adjusted EBITDA of the Guaranteeing Group must be at least 90% of the Adjusted EBITDA of the Group. At all times the Total Tangible Assets of the Guaranteeing Group must be at least 90% of the Total Tangible Assets of the Group; and

d) Development – at all times the outstanding principal amount under the Development Facility shall not exceed the Development Value. Development Value (per the most recent valuation excluding any settled stock) is the aggregate value of all Residential Facilities in all Developments that are being funded by the Development Facility less their cost to complete.

The covenants are tested half yearly. All covenants have been complied with during the period. The Group has agreed with its banks that the calculation of Adjusted EBITDA and Net Interest, for the purposes of the financial covenants, shall continue to be based on the accounting treatment in use before the introduction of NZ IFRS 16 *Leases*. No changes have been made to these covenants as part of the refinance.

Assets Pledged as Security

The bank loans and bonds of the Group are secured by mortgages over the Group's care centre freehold land and buildings and rank second behind the Statutory Supervisors where the land and buildings are classified as investment property and investment property under development.

As at 30 September 2026 the balance of the bank loans over which the properties are held as security is $156.9m (March 2026: $298.3m).

5. Other Disclosures

5.1 Trade and Other Receivables

$NZ000's	Unaudited September 2026	Audited March 2026
Net trade and other receivables		
Trade receivables	23,625	23,239
Less: Loss allowance	(282)	(281)
	23,343	**22,958**
Short-term occupation licence payment receivable	101,323	84,000
Long-term occupation licence payment receivable	35,700	29,790
Prepayments and Other Receivables	3,650	2,858
Trade and other receivables	**164,016**	**139,606**

Recognition, Measurement and Judgements in Applying Accounting Policies

The Group applies the simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables and requires recognition from initial recognition of the trade receivable. To measure expected credit losses, trade receivables have been grouped and reviewed based on the number of days since resident departure and the funding stream and type of debtor. Judgement is used in selecting the inputs to the impairment calculation and is based on history and forward-looking assumptions.

The Group has the following financial assets subject to the application of the expected credit loss model:

- Trade receivables from care operations for the provision of care fees revenue for rest home and hospital fees. These are split between private amounts owed by residents and amounts due from parties such as the Ministry of Health and ACC.
- Trade receivables from village operations for the provision of weekly service fees and occupation licence payment receivables. These are receivable from residents.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

5.1 Trade and Other Receivables (continued)

The Group has applied a simplified approach calculating expected credit losses by applying 1.5% allowance to trade receivables from care operations (March 2026: 1.5%) and 0% from village operations (March 2026: 0%), adjusted for any other known factors with respect to individual debts.

There is no significant concentration of credit risk as trade receivables relate to individual residents and government agencies.

5.2 Trade and Other Payables

$NZ000's	September 26	March 26
Trade payables	18,990	19,814
Development accruals	2,619	648
Sundry payables and accruals[1]	5,321	4,245
Accrued interest on external borrowings	2,746	1,429
Holidays Act Remediation	4,635	4,635
Employee entitlements	18,565	22,694
Trade and other payables	**52,876**	**53,465**

5.3 Contingencies and Commitments

At 30 September 2026, the Group had no contingent liabilities (March 2026: nil).

At 30 September 2026, the Group has a number of commitments to develop and construct certain development sites totalling $28.3m (March 2026: $39.5m).

On 15 September 2025, the Group entered into a conditional sale and purchase agreement for a 3.7-hectare parcel of land adjacent to Franklin Village. The purchase is conditional on procuring rezoning of the property and obtaining a resource consent from the relevant authority that permits the Group's intended use and development. A non-refundable deposit of $0.3 million was paid on 29 October 2025. The balance of the purchase price becomes due once all conditions have been met and will be paid in staged instalments, with all payments expected to be completed by March 2030.

There are no significant unrecognised contractual obligations entered into for future repairs and maintenance at balance date.

5.4 Events After Balance Date

There have been no significant events after balance date.

[1] Sundry payables include $0.03m (March 2026: $0.1m) relating to cash held on behalf of residents.

Independent Auditor's Review Report

Shape the future
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Independent auditor's review report to the shareholders of Oceania Healthcare Limited

Conclusion

We have reviewed the consolidated interim condensed financial statements of Oceania Healthcare Limited ("the Company") and its subsidiaries (together "the Group") on pages 11 to 32 which comprise the consolidated balance sheet as at 30 September 2026, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated cash flow statement for the six months ended on that date, and explanatory notes. Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements on pages 11 to 32 of the Group do not present fairly, in all material respects, the financial position of the Group as at 30 September 2026, and its financial performance and its cash flows for the six months ended on that date, in accordance with New Zealand Equivalent to International Accounting Standard 34: *Interim Financial Reporting* (NZ IAS 34) and International Accounting Standard 34: *Interim Financial Reporting* (IAS 34).

This report is made solely to the Company's shareholders, as a body. Our review has been undertaken so that we might state to the Company's shareholders those matters we are required to state to them in a 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.

Basis for conclusion

We conducted our review in accordance with NZ SRE 2410 (Revised) *Review of Financial Statements Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's responsibilities for the review of the financial statements* section of our report. We are independent of the Group in accordance with the Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (*New Zealand*)* as applicable to audits and reviews of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with Professional and Ethical Standard 1.

Ernst & Young provides other assurance and remuneration analysis services to the Group. Partners and employees of our firm may deal with the Group on normal terms within the ordinary course of trading activities of the business of the Group. We have no other relationship with, or interest in, the Group.

Directors' responsibility for the interim financial statements

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

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

Our responsibility is to express a conclusion on the 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 interim financial statements, taken as a whole, are not prepared in all material respects, in accordance with NZ IAS 34 and IAS 34.

Independent Auditor's Review Report (continued)

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A review of interim financial statements in accordance with NZ SRE 2410 (Revised) is a limited assurance engagement. We perform procedures, 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 do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on those interim financial statements.

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

Ernst + Young

Chartered Accountants
Auckland
19 November 2026



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