MARKET RELEASE
ARVIDA GROUP LIMITED 1H FY27 PROFIT RESULTS

26 November 2026 – Retirement village operator Arvida Group Limited (Arvida) today reported its unaudited financial results for the six-month period ended 30 September 2026.

Financial Results

Operating revenue decreased 2% on the prior corresponding period to $128.7 million primarily due to the divestment of two communities, Cascades Retirement Resort in Hamilton and Mayfair Retirement Village in Christchurch. Care occupancy was 94% for the half.

Despite the decrease in operating revenue, higher resale and new sale gains contributed to a 35% increase in Underlying EBITDA[(1)] to $68.0 million compared to the prior corresponding period.

Net profit after tax was $58.0 million, which included a $60.5 million fair value gain on the investment property. Arvida elected not to complete independent valuations of its investment property assets for the interim period. The reported fair value gain reflected changes in resident liabilities offset by capital expenditure.

Total assets increased $144.3 million over the period since year end to $5.1 billion.

Financing

Arvida has refinanced its syndicated facility to increase the limit by $350 million to a total of $1.425 billion. Aotea Asset Management, CCB, ICBC and Kiwibank were added to the syndicate, reflecting strong support from institutional lenders.

Development Activity

Development activity continued with delivery of over 150 new units expected by the close of FY27, including 16 villas at Arvida's new community at Waikanae Beach.

– Ends –

[(1)] Underlying EBITDA is a non-GAAP (unaudited) financial measure that removes the fair value movement of investment property, other unrealised items, interest, depreciation, deferred tax and one-off items from reported net profit after tax and adds the realised gains associated with resales and the development margins associated with new sales.

For more information, please contact:
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About Arvida:
Arvida is one of New Zealand's largest aged care providers owning and operating 33 retirement villages located nationally. Arvida provides a range of living and lifestyle options from independent living to full rest home, hospital and dementia-level care.

Website: **www.arvida.co.nz**