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Delivering Better.

OCEANIA

Interim Report 2026

"Our integrated model, offering residents a pathway from independent living through rest home and hospital care to specialist dementia support, continues to enable natural transitions and reinforces Oceania's reputation for quality and continuity of care."

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At a glance

As at 30 September 2025

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

Staff

~2,600

Residents

~3,900

Care beds and care suites

2,151

Units

1,988

Existing sites with mature operations 19

Existing sites with current and planned developments 17

Total sites 36

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Highlights

For the six month period ended 30 September 2025

Financial

30 September 2025

Total assets
As at 30 September 2025

$3.0bn

Consistent with 31 March 2025 total assets of $2.9bn.

Proforma Underlying Earnings Before Interest, Tax, Depreciation and Amortisation
30 September 2025

$41.8m

20% Ahead of 30 September 2024 Proforma Underlying Earnings Before Interest, Tax, Depreciation and Amortisation of $34.9m.

Reported Total Comprehensive Income
30 September 2025

$40.4m

241% $28.6m higher than 6 months to 30 September 2024 reported total comprehensive income of $11.8m.

Operating Cash Flow
30 September 2025

$79.0m

12% Higher than 6 months to 30 September 2024 reported operating cashflow of $70.4m.

Operational

30 September 2025

Total sales

271

5% Higher than total sales for the six months 30 September 2024 of 258.

39 New units

52 New care suites

71 Resale units

109 Resale care suites

Care Occupancy

94.7%

(excluding development sites)

0.2% Compared to occupancy for the year to 31 March 2025 of 94.5%.

Developments

30 September 2025

Units and care suites completed in 1HY26

40

- Meadowbank Stage 6 (Auckland)

Additional units and care suites expected to be completed in FY26

31

- Franklin Stage 1 (Auckland)

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Building momentum off strengthened foundations

Elizabeth Coutts
– Chair

Suzanne Dvorak
– Chief Executive Officer

Welcome to our Interim Report for the six months ended 30 September 2025 (1HY26), a period of strengthening foundations while staying true to what differentiates Oceania: trusted care and high quality living.

The three priorities presented at our September Investor Day (sales performance, business excellence and capital management) are being executed through sales initiatives, cost reduction and divestments. The outcome is growing sales momentum at key sites, improved operating cashflow and a clear path to lower debt.

Highlights

Financial and Operating Performance[1]

- Total Comprehensive Income: $40.4m, up $28.6m on 1HY25 largely due to positive fair value movements on property valuations
- Proforma[2] Underlying EBITDA from core continuing operations: $41.8m, a 19.7% increase from 1HY25
- Proforma[2] Underlying NPAT from core continuing operations: $24.1m, a 18.9% increase from 1HY25
- Free Cash Flow from Operations[3]: ($8.4m), a 30.0% improvement from 1HY25
- Cost reduction programme: $20.4 million in annualised savings identified; $4.0m delivered in 1HY26, $13.2m on track to be delivered in FY26
- Annualised[4] Care EBITDA per bed excluding resale gains: increased 45.5% to $12,400 per bed

[1] All metrics and financial results included in the Chair and CEO letter are extracted from the interim financial statements and are unaudited.
[2] Proforma metrics exclude Wesley Institute of Nursing Education, which was closed during April 2025.
[3] Free cash flow from operations is calculated as cash flows from ongoing operations including realised Deferred Management Fees and Capital Gains from resale of ORA contracts, less maintenance capital expenditure and finance costs on core debt (excluding development debt).
[4] Annualised relates to the 12 month rolling period to 30 September 2025.

Our first residents will move into Franklin Village, Pukekohe (Auckland) in January 2026.

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Sales and Development Performance

- The Helier, Auckland: 54.5% occupied and under application on 20 November 2025, full development cash recovery after interest expense expected by 31 March 2026
- 40 care suites at Meadowbank were delivered in 1HY26
- Franklin, Auckland: 31 villas and community lodge on track to welcome residents in January 2026 with 11 presales secured to date

Capital Management

- Total assets increased to $3.0b, up $96.9m from FY25.
- Net tangible assets: $1.57 per share, a 3.8% increase on FY25
- Gearing: 34.8%, down 1.5 percentage points from 31 March 2025 and within the targeted range of 30 – 35%
- A further four sites are in the process of being divested, expected to release $40m of capital during FY26.

Financial performance

Oceania delivered a solid underlying result despite a persistently challenging residential property market and tough economic conditions.

- Normalising for the closure of the Wesley Institute of Nursing Education, Proforma[1] Underlying EBITDA from core continuing operations increased 19.7% on the prior comparative period (pcp), reflecting improved care margins, reduced overhead costs and disciplined operational execution.

Proforma[1] Underlying Net Profit After Tax was $24.1m, 18.9% up on 1HY25 largely due to interest on completed developments being expensed and not capitalised.

Free Cash Flow from Operations was ($8.4m), improved 30.0% on 1HY25, driven by improved sales conversion and disciplined working capital management.

As a result of the sales and operating improvements, the debt gearing ratio has reduced to 34.8% from the peak at 38.3% in FY24, now within the targeted gearing range of 30 – 35%.

Sales and Development performance

Going into this period, the business sought to improve sales cadence to reduce unsold stock and in turn net debt. Following several sales initiatives, sales momentum has been positive across key sites, with strong development sales in the period (39 independent living units and 52 care suites) alongside solid resales performance (71 independent living units and 109 care suites).

At The Helier in Auckland, sales are progressing well, with 54.5% of residences occupied or under application as at 20 November 2025. Based on current sales, we expect The Helier to reach full development cash recovery, including interest expense, by 31 March 2026. At Franklin in Auckland, construction is on schedule with the completion of The Lodge and the first stage of 31 villas set to welcome the first residents in January 2026. Presales continue to build, with 11 villas presold. The adjoining 3.7 hectare land purchase in September 2025 expands the site to 11.6 hectares and provides flexibility for future staged development. The project exemplifies a disciplined approach to greenfield development.

The pleasing level of presales demonstrates the strength of our sales capability and the appeal of the Franklin offering. It highlights that the right product in the right location drives success and has contributed to the growing positive momentum across the business. The independent villa delivery at Franklin and the 40 care suites at Meadowbank delivered in 1HY26 contribute to a forecast development delivery of 71 units and care suites for FY26. We currently expect to build toward our annual development target range of 100-150 units over the coming years.

Across the portfolio, focused management of unsold stock and village led marketing has achieved a reduction in vacant stock from $392m in FY25 to $353m at 1HY26.

Total sales volume increased 5% to 271 units, with care suite sales particularly strong at 161 units, which demonstrates the demand for Oceania's premium care offering.

[1] Proforma Underlying operations excludes earnings from the Wesley Institute of Nursing Education, which was closed during April 2025.

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Proforma Underlying EBITDA

↑$41.8m

20% higher than 6 months to 30 September 2024 of $34.9m

Care profitability

Our care offering remains at the centre of Oceania's purpose and performance. Enhanced clinical systems, digital tools and refined acuity management are both strengthening care delivery for our residents and supporting margin improvement for our business. As a result, care segment Underlying EBITDA increased 40% compared with 1HY25 and annualised Care EBITDA per bed, excluding resale gains, increased 45.5% to $12,400, with 53% of the portfolio generating more than $15,000 per bed per annum.

Care occupancy across sites not impacted by development reached 94.7 %, up from 94.0% in 1HY25.

Our integrated model, offering residents a pathway from independent living through rest home and hospital care to specialist dementia support, continues to support natural transitions and reinforces Oceania's reputation for quality and continuity of care.

Strategy

The strategy announced in September 2025 set clear near-term priorities for FY25 to FY27 and longer term objectives for FY27 to FY31.

Current initiatives in Sales Performance, Business Excellence and Capital Management are laying the groundwork for the long term, when we will focus on Customer Choice, Service Expansion and Future Development.

As the business moves from strengthening the balance sheet to scaling its integrated model, development will remain aligned with market conditions and capital availability. This approach is already evident at Franklin, where early sales success demonstrates the benefits of staging. The land bank provides capacity for approximately 1,000 additional units and care suites across consented and planned projects, offering flexibility across product types including care suites, independent villas and higher density apartments with the development mix tailored to site characteristics, market demand and capital efficiency.

Development delivery will be paced through FY27 and FY28 to build to the target of 100 to 150 units per annum. Reflecting improved operating cashflows and moderating development, gearing has been managed into the targeted range of 30 – 35%, 34.8% at 30 September 2025, down from a peak of 38.3% in FY24.

Sustainability and climate

Oceania remains committed to operating responsibly and minimising environmental impact. Climate considerations have been further integrated into development planning and asset management. Progress continues against emissions reduction targets through energy efficient design standards, improved waste diversion and energy management across the portfolio. The Sustainable Finance Framework links the cost of debt to environmental performance, providing both accountability and incentive for continued improvement.

Oceania's sustainability leadership was also recognised at the annual Aged Care Association Conference, where our Eversley community in the Hawkes Bay received both the Sustainability Award and the overall Excellence in Care Award. This recognition further reinforces Oceania's position as a leader in sustainable, resident-centred care.

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Our people

The professionalism and care of Oceania's 2,600 team members continue to define the organisation. Their resilience and commitment during a period of strategic change have ensured quality and consistency for residents and families. Investment continues in leadership development, workplace culture and a compelling employee value proposition to retain and attract talent in a competitive labour market.

Dividend

The Board announced a new dividend policy in June 2025 to align with operating cashflows and targeting a payout ratio of between 40 and 60% of free cashflow from operations, subject to capital requirements and investment opportunities. The Board has decided not to declare an interim dividend for 1HY26, in line with the policy.

Dividend payments are expected to resume when the business achieves positive free cash flow from operations, supporting a return to payment of dividends.

Outlook

Demographic demand for high quality care and retirement living remains strong and structural, with demand continuing to outstrip supply in key markets. The broader housing market has constrained our residents' ability to sell their family homes over recent times, acting as a handbrake on sales. However, once the housing market cycle starts to improve, we expect the strong demographic drivers to return to the fore.

The Lodge will be completed as part of stage one of the Franklin development in Pukekohe (Auckland).

The focus for the second half is clear: accelerating the sell down of stock, progressing the divestment programme, continuing to execute cost efficiencies, and further improving care profitability.

Disciplined execution against these priorities will position Oceania to deliver long term value for shareholders, residents and staff.

We thank shareholders for their ongoing support, residents and their families for choosing Oceania, and our teams for their commitment to care excellence and operational discipline.

Elizabeth Coutts
Chair

Suzanne Dvorak
Chief Executive Officer

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Waterford, Auckland

Three year summary

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

Financial Metrics

$NZm	Unaudited September 25	Unaudited September 24	Unaudited September 23
Total Comprehensive Income	40.4	11.8	61.7
Profit / (Loss) for the Period	4.9	(17.1)	35.2
Total Assets	3,037.6	2,821.2	2,689.8
Net Debt	608.9	628.9	616.7
Operating Cash Flow	79.0	70.4	57.2

Underlying Metrics

$NZm	Unaudited September 25	Unaudited September 24	Unaudited September 23
Underlying Net Profit after Tax[1]	23.8	24.0	27.4
Underlying EBITDA[1]	41.5	38.6	37.6
Proforma Underlying Net Profit After Tax[2]	24.1	20.3	24.5
Proforma Underlying EBITDA[2]	41.8	34.9	34.7

Operating Metrics

	Unaudited September 25	Unaudited September 24	Unaudited September 23
Units	1,988	1,915	1,887
Care Suites	1,123	1,091	984
Care Beds	1,028	1,118	1,396
Total	**4,139**	**4,124**	**4,267**
New Sales	91	89	84
Resales	180	169	171
Total	**271**	**258**	**255**
Occupancy	91.9%	91.6%	90.3%
Occupancy (excluding development sites)	94.7%	94.0%	92.2%

[1] This is a non-GAAP measure, refer to note 2.1 in the consolidated interim financial statements for further details.
[2] Proforma amounts represent earnings adjusted for the closure of the Wesley Institute of Nursing Education which ceased trading in the period. Refer to Note 1.3 for further details.

Proforma Underlying Earnings

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

With changes to the certification pathways for overseas nurses introduced in 2025, a decision was made during the year ended 31 March 2025 to close the Wesley Institute of Nursing Education. The final course was run in April 2025. We show here the Underlying Earnings attributed to this business unit over the current and prior comparative periods.

We present Proforma Underlying Earnings Before Interest and Tax and Underlying Net Profit Before Tax for both periods, normalising for the impact of closing this operation from our ongoing operations.

$NZ000's	September 25	Wesley Institute of Nursing Education	Proforma September 25	September 24	Wesley Institute of Nursing Education	Proforma September 24
Care	12,037	–	12,037	8,570	–	8,570
Village	44,896	–	44,896	45,670	–	45,670
Other	(15,424)	333	(15,091)	(15,593)	(3,700)	(19,293)
Underlying EBITDA	**41,509**	**333**	**41,842**	**38,647**	**(3,700)**	**34,947**
Underlying net profit after tax	**23,783**	**333**	**24,116**	**23,978**	**(3,700)**	**20,278**

The Bellevue, Christchurch

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Consolidated interim financial statements.

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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Consolidated Statement of Comprehensive Income

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

$NZ000's	Notes	Unaudited Six Months September 25	Unaudited Six Months September 24
Revenue[1]		131,632	132,605
Change in fair value of investment property	3.1	22,903	26,140
Other income		1,373	3,582
Total income		**155,908**	**162,327**
Employee benefits and other staff costs		90,545	90,626
Depreciation (buildings and care suites)	3.2	8,038	6,904
Depreciation and amortisation (chattels, leasehold improvements and software)	3.2	3,856	3,422
(Reversal of impairment) / Impairment of property, plant and equipment and right of use asset	3.2	(2,179)	25,965
Impairment of held for sale assets	3.3	–	14
Impairment of goodwill		87	198
Finance costs		13,979	11,848
Other expenses		40,559	42,859
Total expenses[1]		**154,885**	**181,836**
Profit / (Loss) before income tax		**1,023**	**(19,509)**
Income tax benefit		3,919	2,445
Profit / (Loss) for the period[1]		**4,942**	**(17,064)**
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	35,846	30,137
Items that may be subsequently reclassified to profit or loss			
Loss on cash flow hedges, net of tax		(395)	(1,231)
Other comprehensive income for the period, net of tax		**35,451**	**28,906**
Total comprehensive income for the period attributable to shareholders of the parent		**40,393**	**11,842**
Basic earnings per share (cents per share)	4.2	0.7	(2.4)
Diluted earnings per share (cents per share)	4.2	0.7	(2.4)

[1] September 2025 includes revenue of nil, operating expenses of $0.6m, and a loss for the period of $0.6m in relation to the Wesley Institute of Nursing Education (September 2024: revenue of $5.3m, operating expenses of $1.6m and profit for the period of $3.7m).

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

Consolidated Balance Sheet

AS AT 30 SEPTEMBER 2025

$NZ000's	Notes	Unaudited September 25	Audited March 25
Assets			
Cash and cash equivalents		8,620	7,589
Trade and other receivables	5.1	113,251	117,791
Derivative financial instruments		187	735
Assets held for sale	3.3	–	–
Investment property	3.1	2,034,328	1,972,033
Property, plant and equipment	3.2	868,047	828,486
Right of use assets		8,883	9,341
Intangible assets		4,241	4,713
Total assets		**3,037,557**	**2,940,688**
Liabilities			
Trade and other payables		48,032	36,445
Deferred management fee	3.4	55,363	57,279
Refundable occupation right agreements	3.4	1,171,166	1,106,813
Lease liabilities		10,178	10,558
Borrowings	4.3	610,073	627,748
Total liabilities		**1,894,812**	**1,838,843**
Net assets		**1,142,745**	**1,101,845**
Equity			
Contributed equity	4.1	715,960	715,960
Retained earnings		12,613	6,999
Reserves		414,172	378,886
Total equity		**1,142,745**	**1,101,845**

The Board of Directors of the Company authorised these consolidated interim financial statements for issue on 21 November 2025.

For and on behalf of the Board

Elizabeth Coutts
Chair

Alan Isaac
Director

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

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Consolidated Statement of Changes in Equity

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

$NZ000's	Notes	Contributed equity	Retained (deficit) / earnings	Asset revaluation reserve	Cash flow hedge reserve	Total equity
Balance as at 1 April 2024 (audited)		**715,960**	**(34,264)**	**342,561**	**2,199**	**1,026,456**
Loss for the period		–	(17,064)	–	–	(17,064)
Other comprehensive income						
Revaluation of cash flow hedge net of tax		–	–	–	(1,231)	(1,231)
Revaluation of assets net of tax	3.2	–	–	30,137	–	30,137
Transfer of assets net of tax		–	9,955	(9,955)	–	–
Total comprehensive income		**–**	**(7,109)**	**20,182**	**(1,231)**	**11,842**
Transactions with owners						
Employee share scheme	4.1	–	338	–	–	338
Total transactions with owners		**–**	**338**	**–**	**–**	**338**
Balance as at 30 September 2024 (unaudited)		**715,960**	**(41,035)**	**362,743**	**968**	**1,038,636**
Balance as at 1 April 2025 (audited)		**715,960**	**6,999**	**378,332**	**554**	**1,101,845**
Loss 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**

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 2025

$NZ000's	Unaudited Six months September 2025	Unaudited Six months September 2024
Cash flows from operating activities		
Receipts from residents for village and care fees	98,197	106,022
Payments to suppliers and employees	(124,567)	(129,433)
Receipts from new occupation right agreements	156,774	168,101
Payments for outgoing occupation right agreements	(56,252)	(70,696)
Net goods and services tax received[1]	12,197	148
Receipts from insurance proceeds	386	4,374
Interest received	630	1,832
Interest paid in relation to general borrowings	(7,965)	(9,603)
Interest paid in relation to right of use assets	(369)	(393)
Net cash inflow from operating activities	**79,031**	**70,352**
Cash flows from investing activities		
Payments for property, plant and equipment and intangible assets	(9,024)	(29,162)
Payments for investment property and investment property under development	(44,147)	(45,645)
Proceeds from sale of assets	1,525	23,370
Interest paid in relation to development borrowings	(6,368)	(10,277)
Payments for assets held for sale	–	(439)
Net cash outflow from investing activities	**(58,014)**	**(62,153)**
Cash flows from financing activities		
Proceeds from borrowings	34,531	62,344
Repayment of borrowings	(52,596)	(64,395)
Principal payments for lease liabilities	(1,113)	(606)
Loan refinancing fees	(808)	–
Net cash inflow from financing activities	**(19,986)**	**(2,657)**
Net increase in cash and cash equivalents	**1,031**	**5,542**
Cash and cash equivalents at the beginning of the period	7,589	7,485
Cash and cash equivalents at end of period	**8,620**	**13,027**

[1] Net goods and services tax received includes $14.0m of GST recovered on development expenditure (Sept 24: nil).

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

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Notes to the Consolidated Interim Financial Statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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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 2025 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 a 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 2025, 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 2025.

The consolidated interim financial statements for the six months ended 30 September 2025 and comparatives for the six months ended 30 September 2024 are unaudited. The consolidated annual financial statements for the year ended 31 March 2025 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:

- 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)
- Classification and fair value of held for sale facilities (note 3.3)
- Revenue recognition of deferred management fees (note 3.4)

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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1.2 Accounting Policies

(i) New Accounting Standards

No changes to accounting policies have been made during the year 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

During the six months to 30 September 2025, the Woburn care centre located in Waipukurau was sold for $1.8m.

(ii) Closure of Wesley Institute of Nursing Education

With change 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 current period. During the comparative period it contributed revenues of $5.3m, operating expenses of $1.6m and EBITDA of $3.7m.

1.4 Deferred Tax

Tax losses are calculated annually on year end balances. As at 31 March 2025 the Group had an estimated $355.3m 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 2025 the Group recognised a deferred tax asset of $48.8m 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 2025.

1.5 Market Capitalisation

At balance date, the market capitalisation of the Group (being the 30 September 2025 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 2025 are property assets carried at fair value as assessed by CBRE Limited.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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 three segments; care operations, village operations and other.

Information regarding the operations of each reportable segment is included above. 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.

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Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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). In the comparative period this segment includes the provision of training by the Wesley Institute of Nursing Education.[1]
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 bank debt. Income and expenditure relating to the Wesley Institute of Nursing Education is recognised in this segment.[1]
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

	Care	Village	Other
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).

[1] As a result of changes to the certification pathways for overseas nurses, 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.

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Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

2.1 Operating Segments (continued)

Six Months Ended 30 September 2025 (unaudited)	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)
Profit/ (Loss) before income tax	**3,217**	**29,030**	**(31,224)**	**1,023**
Income tax benefit	4,073	–	(154)	3,919
Profit/ (Loss) 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.

Six Months Ended 30 September 2024 (unaudited)	Care Operations	Village Operations	Other[2]	Total
Revenue	100,500	26,758	5,347	132,605
Change in fair value of investment property	–	26,140	–	26,140
Other income	427	1,322	1	1,750
Total income	**100,927**	**54,220**	**5,348**	**160,495**
Operating expenses	(92,358)	(20,186)	(20,941)	(133,485)
Impairment of goodwill	(198)	–	–	(198)
Impairment of property, plant and equipment	(25,965)	–	–	(25,965)
Impairment of held for sale assets	–	(14)	–	(14)
Segment EBITDA	**(17,594)**	**34,020**	**(15,593)**	**(833)**
Interest income	–	326	1,506	1,832
Finance costs	–	–	(11,848)	(11,848)
Depreciation (buildings and care suites)	(6,430)	–	(474)	(6,904)
Depreciation and amortisation (chattels, leasehold improvements and software)	(2,508)	–	(914)	(3,422)
(Loss) / Profit before income tax	**(26,532)**	**34,346**	**(27,323)**	**(19,509)**
Income tax benefit	237	(3,269)	5,477	2,445
(Loss) / Profit for the period attributable to shareholders	**(26,295)**	**31,077**	**(21,846)**	**(17,064)**
Other comprehensive income				
Gain on revaluation of property, plant and equipment for the period, net of tax	30,137	–	–	30,137
Loss on cash flow hedges, net of tax	–	–	(1,231)	(1,231)
Total comprehensive income /(loss) for the period attributable to shareholders of the parent	**3,842**	**31,077**	**(23,077)**	**11,842**

[2] Includes revenue of $5.3m, operating expenses of $1.6m and EBITDA of $3.7m in relation to the Wesley Institute of Nursing Education.

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Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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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 reported Net Profit after Tax:

	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)
Remove	Insurance income recognised in relation to material damage due to adverse weather events
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 2025

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 2025 (unaudited) $NZ000's	Care Operations	Village Operations	Other	Total
Total comprehensive (loss) / income 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 / (loss) before tax	**12,461**	**44,896**	**(29,655)**	**27,702**
Less: Deferred tax benefit	(4,073)	–	154	(3,919)
Underlying net profit / (loss) 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[4])**	**41,509**

[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.

[4] Includes revenue of nil, operating expenses of $0.3m and EBITDA of ($0.3m) in relation to the Wesley Institute of Nursing Education.

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2.1 Operating Segments (continued)

Six Months Ended 30 September 2024 (unaudited) $NZ000's	Care Operations	Village Operations	Other	Total
Total comprehensive income / (loss) for the period attributable to shareholders of the parent	3,842	31,077	(23,077)	11,842
Adjusted for Underlying Profit items				
Less: Fair value adjustments for investment property assets, property, plant and equipment, held for sale assets and cashflow hedges	(4,172)	(26,126)	1,231	(29,067)
Add: Impairment of goodwill	198	–	–	198
Add: Depreciation (care suites)	5,674	–	–	5,674
Add: Loss on sale of business assets including associated costs and restructure costs	–	(398)	–	(398)
Add: Realised resale gain	–	17,655	–	17,655
Add: Realised development margin	–	20,519	–	20,519
Underlying net profit before tax	**5,542**	**42,727**	**(21,846)**	**26,423**
Less: Deferred tax benefit	(237)	3,269	(5,477)	(2,445)
Underlying net profit after tax	**5,305**	**45,996**	**(27,323)**	**23,978**
Less: Interest income	–	(326)	(1,506)	(1,832)
Add: Finance costs (excluding fair value of loan modification and hedge ineffectiveness)			11,848	11,848
Add: Depreciation (buildings)	757	–	474	1,231
Add: Depreciation and amortisation (chattels, leasehold improvements and software)	2,508	–	914	3,422
Underlying EBITDA	**8,570**	**45,670**	**(15,593[1])**	**38,647**

[1] Includes revenue of $5.3m, operating expenses of $1.6m and EBITDA of $3.7m in relation to the Wesley Institute of Nursing Education.

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.

What is Held for Sale?

Assets are classified as held for sale when the carrying amount will be recovered principally through a sale transaction rather than through continuing use.

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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 25	Audited March 25
Investment property under development at fair value			
Opening balance		139,865	181,968
Impact of change to GST taxable supplies[2]		(831)	(593)
Capitalised expenditure (including land acquisitions)		28,861	54,575
Capitalised interest and line fees		1,698	8,806
Disposal		–	(305)
Transfer to completed investment property		(660)	(100,105)
Transfer to property, plant and equipment		–	(1,750)
Transfer from held for sale	3.3	–	1,340
Change in fair value during the period		65	(4,071)
Closing balance		**168,998**	**139,865**
Completed investment property at fair value			
Opening balance		1,832,168	1,633,418
Impact of change to GST taxable supplies[2]		–	(1,382)
Transfer from investment property under development		660	100,105
Transfer from/ (to) property, plant and equipment	3.2	–	(800)
Transfer from held for sale	3.3	–	7,330
Capitalised expenditure		9,664	14,101
Capitalised interest and line fees		–	755
Disposal		–	(15,600)
Change in fair value during the period		22,838	94,241
Closing balance		**1,865,330**	**1,832,168**
Total investment property		**2,034,328**	**1,972,033**

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

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3.1 Village Assets: Investment Property (continued)

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

$NZ000's	Unaudited September 25	Unaudited September 24
Increase in fair value of investment property	62,295	80,648
Less: Transfers to property, plant and equipment, right of use assets and held for sale during the period	–	(6,920)
Less: Capitalised expenditure including capitalised interest	(39,392)	(47,588)
Change in fair value recognised in Consolidated Statement of Comprehensive Income	**22,903**	**26,140**

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

$NZ000's	Unaudited September 25	Audited March 25
Investment Property under development		
Valuation	168,998	139,865
	168,998	139,865
Completed Investment Property		
Valuation	901,768	919,089
Add: Refundable occupation licence payments	1,174,187	1,121,025
Add: Residents' share of resale gains	5,000	5,050
Less: Management fee receivable	(203,390)	(190,387)
Less: Resident obligations for units not included in valuation	(12,235)	(22,609)
	1,865,330	1,832,168
Total investment property at fair value	**2,034,328**	**1,972,033**

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 $12.2m (March 2025: $22.6m) 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 3.4). 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 2025 (March 2025: 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 $5.3m as at 30 September 2025 (March 2025: $40.9m) 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.

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3.1 Village Assets: Investment Property (continued)

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 2025 (31 March 2025: 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 $3.8m in the period (September 2024: $3.0m).

The Group's interest in all completed investment property was valued on 30 September 2025 by CBRE Limited (March 2025: CBRE Limited) at a total of $901.8m (March 2025: $919.1m).

Property Specific Assumptions

Seismic Assessments

In the prior period the external valuations, and accordingly the fair value of investment property, incorporated an allowance in relation to remediation to properties where seismic strength testing has been carried out.

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.

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 2025 (unaudited)						
Opening net book amount		49,591	125,202	624,521	29,172	828,486
Additions		2,261	–	3,656	3,106	9,023
Capitalised interest and line fees		146	–	485	–	631
Disposals		(61)	(421)	(1,159)	(233)	(1,874)
Depreciation[1]		–	–	(7,510)	(2,807)	(10,317)
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		–	125	2,054	–	2,179
Change in fair value recognised in other comprehensive income[2]		5,774	391	33,754	–	39,919
Closing net book amount		**17,219**	**129,651**	**690,435**	**30,742**	**868,047**
At 30 September 2025						
Cost		–	–	–	68,112	68,112
Valuation		17,219	129,651	690,435	–	837,305
Accumulated depreciation		–	–	–	(37,370)	(37,370)
Net book amount		**17,219**	**129,651**	**690,435**	**30,742**	**868,047**

[1] The amounts on the face of the Statement of Comprehensive Income in relation to depreciation includes $1.6m 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.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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

$NZ000's	Notes	Freehold Land and Buildings Under Development	Freehold Land	Freehold Buildings	Chattels and Leasehold Improvements	Total
Year ended 31 March 2025 (audited)						
Opening net book amount		78,608	116,111	554,703	21,455	770,877
Additions		21,357	–	8,847	9,284	39,488
Capitalised interest and line fees		1,438	–	1,960	–	3,398
Disposals		–	–	–	–	–
Depreciation[1]		–	–	(13,358)	(5,660)	(19,018)
Transfer from investment property	3.1	1,750	–	800	–	2,550
Transfer to held for sale	3.3	48	2,800	2,797	552	6,197
Reclassification within Property, Plant and Equipment		(42,825)	1,782	37,502	3,541	–
Revaluation surplus						
Change in fair value recognised in comprehensive income[2]		(9,685)	(245)	(16,081)	–	(26,011)
Change in fair value recognised in other comprehensive income[3]		(1,100)	4,754	47,351	–	51,005
Closing net book amount		**49,591**	**125,202**	**624,521**	**29,172**	**828,486**
At 31 March 2025						
Cost		–	–	–	64,142	64,142
Valuation		49,591	125,202	624,521	–	799,314
Accumulated depreciation		–	–	–	(34,970)	(34,970)
Net book amount		**49,591**	**125,202**	**624,521**	**29,172**	**828,486**

[1] 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.
[2] One site, Elmwood, has just completed a brownfield care development. This development required the closure of the existing care suites and a number of residents were relocated to the newly developed care suite building. Impairments of $25.8m and $2.4m were recognised in Comprehensive Income and Other Comprehensive Income within the Consolidated Financial Statements for the year ended 31 March 2025.
[3] The revaluation noted in the Statement of Comprehensive Income differs from the above due to deferred tax.

Land and Buildings Under Development

A desktop review in respect of development land was provided by CBRE Limited as at 30 September 2025 (March 2025: full valuation).

Any costs incurred to 30 September 2025 on the developments are included in arriving at the fair value as at 30 September 2025.

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 $5.3m as at 30 September 2025 (March 2025: $30.6m) 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.

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Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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

Completed Land and Buildings

A desktop review in respect of completed land and buildings was provided by CBRE Limited as at 30 September 2025 (March 2025: full valuation).

Any interest costs incurred outstanding development debt balances after the completion of that development are recognised through the Statement of Comprehensive Income, an amount of $2.0m in the period (September 2024: $1.4m).

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 2025: 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.

3.3 Held for Sale

Assets are classified as held for sale when their carrying amount is to be recovered principally through a sale transactions and a sale is considered highly probable. They are stated at the lower of carrying amount and fair value less costs to sell, except for investment property assets held for sale which are carried at fair value.

Assets previously classed as Investment Properties are held on the Consolidated Balance Sheet at their fair value, assets previously classed as Property, Plant and Equipment are held on the Consolidated Balance Sheet at current valuation, which is the lower of fair value less costs to sell and the carrying amount.

Changes in fair value from the date of classification to held for sale are recognised in comprehensive income. See note 3.4 for resident liabilities associated with held for sale assets in the prior period.

As at 30 September 2025 there are no sites that meet the accounting definition of held for sale. Sites currently being considered for divestment are subject to targeted negotiations or have previously been classified as Held for Sale for more than 12 months. (March 2025: nil).

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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3.4 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 25	Audited March 25
Village		
Refundable occupation licence payments	1,174,187	1,121,025
Residents' share of resale gains	5,000	5,050
Less: Management fee receivable (per contract)	(253,739)	(241,897)
	925,448	884,178
Care Suites		
Refundable occupation licence payments	300,458	273,778
Less: Management fee receivable (per contract)	(54,740)	(51,143)
	245,718	222,635
Total refundable occupation right agreements	**1,171,166**	**1,106,813**

Reconciliation of Management Fees recognised under NZ IFRS and per ORA

$NZ000's	Unaudited September 25	Audited March 25
Village		
Management fee receivable (per contract)	(253,739)	(241,897)
Deferred management fee	50,349	51,510
Management fee receivable (per NZ IFRS)	**(203,390)**	**(190,387)**
Care Suites		
Management fee receivable (per contract)	(54,740)	(51,143)
Deferred management fee	5,014	5,769
Management fee receivable (per NZ IFRS)	**(49,726)**	**(45,374)**

4. Shareholder Equity and Funding

4.1 Shareholder Equity and Reserves

	Unaudited September 2025 Shares	Audited March 2025 Shares	Unaudited September 2025 $NZ000's	Audited March 2025 $NZ000's
Share capital				
Issued and fully paid-up capital	724,231,030	724,231,030	715,960	715,960
Total contributed equity	**724,231,030**	**724,231,030**	**715,960**	**715,960**
Movements				
Opening balance of ordinary shares issued	724,231,030	724,154,779	715,960	715,960
Shares issued for Long Term Incentive Scheme	–	76,251	–	–
Closing balance of ordinary shares issued	**724,231,030**	**724,231,030**	**715,960**	**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 2025: nil).

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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4.1 Shareholder Equity and Reserves (continued)

Long Term Incentive ("LTI")

On 15 September 2020 the Board approved a Long Term Incentive Scheme for its senior executives ("LTI Scheme"). The LTI Scheme was established to:

a. provide an incentive to key executives to commit to Oceania for the long term; and

b. align these executives' interests with the interests of Oceania's shareholders.

Participants in the Scheme were granted Share Rights from time to time which, subject to meeting certain performance hurdles and the vesting criteria, convert into an entitlement to receive ordinary shares. The performance hurdles relate to Oceania's total shareholder return relative to the NZX50 Group and, for certain schemes, Oceania's performance against underlying earnings per share targets.

Share Rights became exercisable if the performance hurdles were met over the period from the commencement date to the measurement date and the holder remained employed on the vesting date, and in certain other exceptional circumstances. On becoming exercisable, each Share Right entitled the holder to receive one fully paid ordinary share in Oceania Healthcare Limited, less an adjustment for tax paid on the holder's behalf for the benefit received under the Scheme. The Share Rights had a nil exercise price.

Share Rights lapse where the performance hurdles are not met on a relevant measurement date or, in general, where the participant ceases to be employed by the Group before the vesting date (except in exceptional circumstances).

Scheme	Issue Date	Share Rights issued	Share Rights lapsed	Share Rights vested
2020 LTI	20 September 2020	1,948,061	1,599,054	349,007
2021 LTI	10 September 2021	1,078,125	984,875	93,250
2022 LTI	18 November 2022	1,430,150	1,430,150	–

LTI – Share Options

On 11 September 2023 the Board approved a new 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.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

4.1 Shareholder Equity and Reserves (continued)

Scheme	Issue Date	Exercise Date	Participants as at 30 Sept 2025	Share Options issued	Share Options forfeited	Exercise price
2023 Option Plan	11 September 2023	May 2026	3	16,666,667	7,142,858	$0.82
2023 Option Plan	30 April 2024	May 2026	0	4,761,904	4,761,904	$0.82
2023 Option Plan	15 October 2024	May 2026	7	5,476,195	1,428,573	$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	2	938,461	307,692	$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

Dividends

	Unaudited September 2025 cents per share	Unaudited September 2025 $NZ000's	Audited March 2025 cents per share	Audited March 2025 $NZ000's
Final dividend for the prior period	–	–	–	–
Interim dividend for the period	–	–	–	–
Total dividends declared during the period	**–**	**–**		**–**

Oceania has updated its dividend policy to better align dividend payments with operating cashflows. The 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 2025 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 2025	Unaudited September 2024
Profit/ (Loss) after tax ($'000)	**4,942**	**(17,064)**
Weighted average number of ordinary shares outstanding ('000s)	724,231	724,204
Basic earnings per share (cents per share)	**0.7**	**(2.4)**

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 2025 there were nil shares with a dilutive effect (September 2024: Nil).

	Unaudited September 2025	Unaudited September 2024
Profit/ (Loss) after tax ($'000)	**4,942**	**(17,064)**
Weighted average number of ordinary shares outstanding ('000s)	724,231	724,204
Diluted earnings per share (cents per share)	**0.7**	**(2.4)**

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Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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4.3 Borrowings

$NZ000's	Unaudited September 2025	Audited March 2025
Secured		
Bank loans	392,568	410,633
Capitalised loan costs	(1,606)	(1,028)
Loan Modification gain	(4,708)	(5,425)
Retail Bond – OCA010	125,000	125,000
Retail Bond – OCA020	100,000	100,000
Capitalised bond costs	(1,181)	(1,432)
Total borrowings	**610,073**	**627,748**
Current	–	–
Non current	617,568	635,633
Total borrowings excluding capitalised loan costs and loan modification gains	**617,568**	**635,633**

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 2025 ranged from 4.0% to 5.2% (year to 31 March 2025: 5.0% to 7.1%).

Retail Bond

NZDX ID	Issue Date	No. of bonds	$NZ000's	Maturity	Fixed Interest	Unaudited Trading Interest at September 25	Audited Trading Interest at March 25
OCAO10	19 Oct 20	125.0m	$125,000	19 Oct 27	2.3%	5.8%	6.81%
OCA020	13 Sept 21	100.0m	$100,000	13 Sept 28	3.3%	5.27%	6.15%

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 2025 the fair value of OCA010 was $116.7m (31 March 2025: $112.8m).

Interest on OCA020 is payable quarterly in March, June, September and December in equal instalments. As at 30 September 2025 the fair value of OCA020 was $93.8m (31 March 2025: $90.9m).

Debt Financing

On 4 March 2025 it was announced that the group has extended the maturity of it bank debt facilities to three and five years and introduced a new lender to the syndicate with financial close to occur on 1 May 2025. The total limit of bank facilities will remain at $500m and the split as follows:

i. General Corporate Facility limit $50m, 3 year tenor;

ii. General Corporate Facility limit $185m, 5 year tenor; and

iii. Development Facility limit remains at $265m, 5 year tenor.

The facilities are held by a banking syndicate comprising ANZ, BNZ, ASB and ICBC.

The refinance included a change to interest rates which has resulted in the recognition of a loan modification gain of $5.4m as at 31 March 2025.

On 1 May 2025, concurrent with financial close, the group reallocated $50m from the five year General Corporate Facility to 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 2025, two targets were met and a discount was received.

Financing Arrangements

At 30 September 2025, the Group held committed bank facilities with drawings as follows:

	Unaudited September 2025		Audited March 2025	
$NZ000's	Committed	Drawn	Committed	Drawn
General Corporate Facility	185,000	105,005	185,000	112,105
Development Facility	315,000	287,563	315,000	298,528
Total	**500,000**	**392,568**	**500,000**	**410,633**

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.

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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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 relates 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 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 2025 the balance of the bank loans over which the properties are held as security is $392.6m (March 2025: $410.6m).

5. Other Disclosures

5.1 Trade and Other Receivables

$NZ000's	Unaudited September 25	Audited March 25
Net trade and other receivables		
Trade receivables	20,936	19,207
Less: Loss allowance	(277)	(263)
	20,659	**18,944**
Occupation licence payment receivable[1]	88,808	93,895
Insurance Receivables	-	248
Prepayments and Other Receivables	3,784	4,704
Trade and other receivables	**113,251**	**117,791**

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 on the basis of 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 past 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 agencies 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.

The Group has applied a simplified approach to calculating the expected loss rate expected by applying a 1.5% allowance to trade receivables from care operations (March 2025: 1.5%) and 0% from village operations (March 2025: 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.

[1] Occupation licence receivable includes an amount of $65.0m in relation to short term occupation licence receivables expected to be recovered in less than 12 months. (March 2025: $65.1m).

Notes to the Consolidated financial statements

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

5.2 Contingencies and Commitments

At 30 September 2025, the Group had no contingent liabilities (March 2025: nil).

At 30 September 2025, the Group has a number of commitments to develop and construct certain development sites totalling $11.5m (March 2025: $31.0m).

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.

5.3 Events After Balance Date

There have been no significant events after balance date.

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Independent Auditor's Review Report

Shape the future
with confidence

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

Conclusion

We have reviewed the consolidated interim condensed financial statements ("interim 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 2025, 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 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 2025, 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 relevant ethical requirements in New Zealand relating to the audit of the annual financial statements, and we have fulfilled our other ethical responsibilities in accordance with these ethical requirements.

Ernst & Young provides sustainability assurance services and statutory supervisor reporting 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.

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
21 November 2025

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