



RYMAN HEALTHCARE LIMITED

Consolidated financial statements

31 MARCH 2026

Consolidated income statement

FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026 \$000	2025 (restated) \$000
Care and village fees	3.1	639,915	570,855
Deferred management fees (DMF)	3.1	158,570	142,942
Imputed interest income on refundable accommodation deposits	3.1	35,624	32,499
Interest received	3.1	1,119	1,531
Other income	3.1	20,362	12,868
Total revenue		855,590	760,695
Operating expenses	3.2	(773,694)	(751,093)
Depreciation and amortisation expenses	5.2	(42,553)	(48,461)
Finance costs	3.3	(80,839)	(140,263)
Imputed interest charge on refundable accommodation deposits	3.1	(35,624)	(32,499)
Impairment credit/(loss)	5.2	3,811	(172,941)
Total expenses		(928,899)	(1,145,257)
Profit/(loss) before income tax and fair value movements (PBTF)		(73,309)	(384,562)
Fair value movement of investment properties	5.1,5.3	(104,304)	92,257
Profit/(loss) before income tax		(177,613)	(292,305)
Income-tax (expense)/credit	9.1	6,268	(221,442)
Net profit/(loss) after tax (NPAT)		(171,345)	(513,747)
Earnings per share (cents per share)			
Basic	6.6	(16.9)	(72.3)
Diluted	6.6	(16.9)	(72.4)

The accompanying notes form part of these financial statements.

Consolidated statement of comprehensive income

FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026 \$000	2025 (restated) \$000
Net profit/(loss) after tax		(171,345)	(513,747)
<i>Items that will not be later reclassified to profit or loss</i>			
Revaluation of property, plant and equipment net of tax	5.2, 6.7a, 9.1	38,578	(9,641)
		38,578	(9,641)
<i>Items that may be later reclassified to profit or loss</i>			
Fair value movement and reclassification of cash-flow hedge reserve, net of tax	6.7b	7,075	(19,070)
Gain/(loss) on hedge of foreign-owned subsidiary net assets	6.7c	(6,999)	(639)
Gain/(loss) on translation of foreign operations	6.7c	24,539	4,067
		24,615	(15,642)
Other comprehensive income/(loss)		63,193	(25,283)
Total comprehensive income/(loss)		(108,152)	(539,030)

The accompanying notes form part of these financial statements.

Consolidated statement of changes in equity

FOR THE YEAR ENDED 31 MARCH 2026

	Issued capital	Asset revaluation reserve	Cash-flow hedge reserve	Foreign translation reserve	Treasury stock	Share- based payments reserve	Retained earnings	Total equity
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
2026								
As at 1 April 2025 reported	1,923,044	116,649	1,704	6,979	(16,280)	348	2,228,679	4,261,123
Adjustment for prior period (note 1.0)	-	-	-	-	-	-	(76,916)	(76,916)
As at 1 April 2025 restated	1,923,044	116,649	1,704	6,979	(16,280)	348	2,151,763	4,184,207
Net profit/(loss) after tax	-	-	-	-	-	-	(171,345)	(171,345)
Other comprehensive income/(loss)	-	38,578	7,075	17,540	-	-	-	63,193
Total comprehensive income/(loss)	-	38,578	7,075	17,540	-	-	(171,345)	(108,152)
Issue of ordinary shares – share option	58	-	-	-	-	(58)	-	-
Sale of treasury stock and loss on sale	-	-	-	-	4,170	-	(3,323)	847
Equity-settled share-based payment	-	-	-	-	-	762	-	762
As at 31 March 2026	1,923,102	155,227	8,779	24,519	(12,110)	1,052	1,977,095	4,077,664

	Issued capital	Asset revaluation reserve	Cash-flow hedge reserve	Foreign translation reserve	Treasury stock	Share- based payments reserve	Retained earnings	Total equity
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
2025								
As at 1 April 2024	952,887	126,290	20,774	3,551	(34,730)	-	2,677,601	3,746,373
Net profit/(loss) after tax restated (note 1.0)	-	-	-	-	-	-	(513,747)	(513,747)
Other comprehensive income/(loss)	-	(9,641)	(19,070)	3,428	-	-	-	(25,283)
Total comprehensive income (restated)	-	(9,641)	(19,070)	3,428	-	-	(513,747)	(539,030)
Issue of ordinary shares – equity raise	970,157	-	-	-	-	-	-	970,157
Sale of treasury stock and loss on sale	-	-	-	-	18,450	-	(12,091)	6,359
Equity-settled share-based payment	-	-	-	-	-	348	-	348
As at 31 March 2025 restated	1,923,044	116,649	1,704	6,979	(16,280)	348	2,151,763	4,184,207

The accompanying notes form part of these financial statements.

Consolidated statement of financial position

AS AT 31 MARCH 2026

	Note	2026 \$000	2025 (restated) \$000
Assets			
Cash and cash equivalents		9,697	17,658
Trade and other receivables	4.1	165,269	165,426
Inventory		12	13
Derivative financial instruments	6.5	10,590	1,385
Property, plant and equipment	5.2	1,098,580	1,019,595
Investment properties	5.3	10,930,038	10,735,626
Intangible assets		10,042	13,817
		12,224,228	11,953,520
Assets held for sale	5.1	42,000	32,926
Total assets		12,266,228	11,986,446
Equity			
Issued capital	6.6	1,923,102	1,923,044
Reserves	6.7	177,467	109,400
Retained earnings	6.7	1,977,095	2,151,763
Total equity		4,077,664	4,184,207
Liabilities			
Trade and other payables	4.2	95,816	113,578
Employee entitlements		72,557	80,240
Revenue in advance	3.1	258,530	184,020
Derivative financial instruments	6.5	6,688	15,340
Resident loans – aged care	6.1	625,671	500,449
Resident loans – retirement living	6.2	5,537,404	5,213,348
Interest-bearing loans and borrowings	6.3	1,581,036	1,682,552
Lease liabilities		10,862	12,712
Deferred tax liability	9.1	-	-
Total liabilities		8,188,564	7,802,239
Total equity and liabilities		12,266,228	11,986,446

The accompanying notes form part of these financial statements.

Authorised for issue on 25 May 2026 on behalf of the Board.



Dean Hamilton
Director and Chair of the Board



James Miller
Director and Chair of the Audit, Finance and Risk Committee

Consolidated statement of cash flows

FOR THE YEAR ENDED 31 MARCH 2026

	2026	2025
	\$000	\$000
Operating activities		
Receipts from residents		
• Care and village fees and other income	653,262	583,061
• Care resident loans (net)	81,387	83,723
• New sale of occupation rights	310,783	399,046
• Resales of occupation rights	733,439	757,295
Interest received	1,165	1,591
Payments to suppliers and employees	(788,992)	(736,044)
Repayment of occupation rights	(566,664)	(532,284)
Interest paid	(85,852)	(127,095)
Institutional Term Loan fair value swap termination costs	(4,560)	(19,043)
Net operating cash flows	333,968	410,250
Investing activities		
Additions to investment properties	(159,944)	(376,588)
Additions to property, plant and equipment	(37,803)	(86,171)
Capitalised interest paid	(14,290)	(51,700)
Additions to intangible assets	(253)	(3,109)
Purchase of land	(9,500)	(18,374)
Proceeds from land sales	71,584	7,128
Proceeds from sale of property, plant and equipment	2,227	654
Receipt of employee loans	364	2,581
Net investing cash flows	(147,615)	(525,579)
Financing activities		
Proceeds/(costs) from equity raise (net)	-	970,157
Sale of treasury stock (net)	847	6,359
Repayment of bank loans (net)	(191,872)	(606,085)
Repayment of Institutional Term Loan	-	(275,088)
Repayment of lease liabilities	(3,479)	(4,280)
Net financing cash flows	(194,504)	91,063
Net increase/(decrease) in cash and cash equivalents	(8,151)	(24,266)
Cash and cash equivalents at the beginning of the period	17,658	41,809
Effect of exchange rate changes on cash and cash equivalents	190	115
Cash and cash equivalents at the end of the period	9,697	17,658
Cash and cash equivalents include		
Restricted funds – construction contract retentions	4,698	11,075

The accompanying notes form part of these financial statements.

Reconciliation of net profit/(loss) after tax with net cash flow from operating activities

	2026	2025 (restated)
	\$000	\$000
Net profit/(loss) after tax	(171,345)	(513,747)
Adjusted for:		
Movements in statement of financial position items		
Resident loans – retirement living	319,034	481,153
Resident loans – aged care	81,387	83,723
Trade and other payables	(11,155)	7,679
Trade and other receivables	(74)	(5,601)
Inventory	-	2,373
Employee entitlements	(8,821)	3,863
Non-cash or non-operating items		
Fair value movement of investment properties	104,304	(92,257)
Depreciation and amortisation	42,553	48,461
Impairment (credit)/loss	(3,811)	172,941
Deferred tax	(6,268)	221,442
Share-based payment reserve and share scheme closure	737	2,431
Finance costs	(7,332)	(7,401)
Asset write-off or loss on sale	166	5,190
Ravenstonedale land development surplus	(5,407)	-
Net operating cash flows	333,968	410,250

The 2025 numbers have been reclassified to align with 2026 presentational categories.

	2026	2025
	\$000	\$000
Net operating cash flows include the following:		
Deferred management fees collected	84,589	78,773

The accompanying notes form part of these financial statements.

Notes to the consolidated financial statements

FOR THE YEAR ENDED 31 MARCH 2026

1.0 General information

Reporting entity

The consolidated financial statements presented are those of Ryman Healthcare Limited (the Company) and its subsidiaries (the Group). The Company is the ultimate reporting entity of the Group.

The Company is a for-profit entity incorporated and registered in New Zealand under the Companies Act 1993. The Company's registered office is at 92d Russley Road, Christchurch, New Zealand. The Company is listed on the New Zealand Stock Exchange (NZX), being the Company's primary exchange. It is also registered as a foreign company in Australia under the Corporations Act 2001 and is listed on the Australian Securities Exchange (ASX) as a foreign exempt listing.

Founded in Christchurch in 1984, Ryman Healthcare is New Zealand's largest retirement living and aged care provider, and the leading integrated retirement living and aged care operator in Victoria. Ryman owns and operates integrated retirement villages across New Zealand and Australia. All trading subsidiaries operate in the aged care and retirement living sector in New Zealand and Australia, are 100% owned and have balance dates of 31 March. The operating subsidiaries are listed in note 8.4.

The Company is a Financial Markets Conduct reporting entity under the Financial Reporting Act 2013 and the Financial Markets Conduct Act 2013. Its consolidated financial statements comply with these Acts.

Basis of preparation

The consolidated financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand (NZ GAAP), International Financial Reporting Standards Accounting Standards (IFRS Accounting Standards), the New Zealand Equivalents to International Financial Reporting Standards (NZ IFRS) and other applicable financial reporting standards, as appropriate for a tier 1 for-profit entity.

These consolidated financial statements have been prepared on a going concern basis, which requires the Board to have reasonable grounds to believe that the Group will be able to pay its debts as and when they become due.

The consolidated financial statements have been prepared on a historical cost basis, except when:

- Certain property, plant and equipment is subject to revaluation (note 5.2)
- Assets held for sale and investment property are measured at fair value (notes 5.1 and 5.3)
- Certain financial assets and liabilities are measured at fair value (note 6.4).

The information is presented in thousands of New Zealand Dollars (\$ or NZD), except when otherwise indicated. The functional currency of the Company and its New Zealand subsidiaries is New Zealand Dollars. The functional currency for its Australian subsidiaries is Australian Dollars (A\$ or AUD).

Key estimates and judgements

In applying the Group's accounting policies, management has made judgements, estimates, and assumptions about the carrying values of assets and liabilities and the reported amounts of income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are reasonable under the circumstances. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis, with the effect of any change in an accounting estimate recognised prospectively.

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

- Revenue recognition, specifically relating to deferred management fees (note 3.1)
- Valuation of assets held for sale (note 5.1)
- Valuation of certain property, plant and equipment (note 5.2)
- Valuation of investment property (note 5.3)
- Classification of property assets (note 5.4)
- Valuation of derivative financial instruments (note 6.4)
- Deferred tax, specifically related to recognition of tax losses (note 9.1).

Non-GAAP measures

The consolidated statement of comprehensive income includes a non-GAAP measure referred to as profit/(loss) before income tax and fair value movements (PBTF).

The segment note includes non-GAAP measures referred to as operating earnings before interest expense, tax, depreciation, amortisation and fair value movements (EBITDAF) and non-operating revenue and expenses.

These non-GAAP measures have been presented as they are used internally by chief operating decision makers to understand the Group's performance and to assist investors in understanding the Group's performance. They do not have a standard meaning prescribed by GAAP and therefore may not be comparable to information presented by other entities.

Investment property gross-up rectification

Subsequent to 31 March 2025, the Group identified the determination of the gross-up adjustment relating to investment property valuations did not adjust for suspended contributions, which reduced the occupancy advance liability. As a result, investment property and fair value gains were overstated in the financial statements for the year ended 31 March 2025. This matter was identified and reported in the Group's consolidated interim financial statements for the period ended 30 September 2025.

This matter has been corrected by restating each of the affected financial statement line items for the prior period, as shown below. Comparative information has been amended accordingly. The correction had no effect on cash flows, or profit before income tax and fair value movements.

Comparative period impact

	2025 (reported)	Adjustment	2025 (restated)
	\$000	\$000	\$000
Consolidated income statement			
Fair value movement of investment properties	169,173	(76,916)	92,257
Consolidated statement of financial position			
<i>Assets</i>			
Investment property	10,812,542	(76,916)	10,735,626
<i>Equity</i>			
Retained earnings	2,228,679	(76,916)	2,151,763

	2025 (reported)	Adjustment	2025 (restated)
	\$000	\$000	\$000
Earnings per share			
Basic earnings per share	(61.5)	(10.8)	(72.3)
Diluted earnings per share	(61.5)	(10.9)	(72.4)
Net tangible assets (NTA) per share			
NTA per share	418.2	(7.6)	410.6

New and amended standards and interpretations

NZ IFRS 18 – Presentation and Disclosure in Financial Statements (issued May 2024)

This standard will apply to reporting periods beginning on or after 1 January 2027. NZ IFRS 18 introduces new requirements on presentation within the statement of comprehensive income, including specified totals and subtotals. It also requires disclosure of management-defined performance measures and includes new requirements for the aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements and the notes. The Group has not assessed the impact of initial application of the standard on our financial statements.

There are no other new standards, amendments or interpretations that have been issued and are not yet effective, that are expected to have a significant impact on the Group.

Significant events and transactions

Land divestment programme

During the year ended 31 March 2026 a total of three sites were divested for proceeds totalling \$67.4 million. The sites divested were Karori (Wellington, New Zealand), surplus land at Nellie Melba (Melbourne, Australia) and Mt Eliza (Melbourne, Australia). In addition, the Group received \$4.2 million deposit for the sale of the Park Terrace properties which is shown as a land sale deposit in note 4.2. The Group continues to operate a divestment programme and sites which meet the accounting definition of held for sale are disclosed in note 5.1.

Main building openings

During the period, construction of the Kevin Hickman main building (including care centre) was completed and opened to residents.

Care centre and village closures

The decision was made to close the care centre operations and relocate retirement village residents at two Christchurch, New Zealand villages (Woodcote and Margaret Stoddart), and the Group is progressing options for divestment of these sites.

Capital structure

In November 2025, the Group successfully completed a full refinancing of its bank loans, extending the average tenor of its bank loan facilities to five years and introducing a new structure designed to enhance funding flexibility. This refinancing marked the completion of the Group's balance sheet reset. The key terms of the refinancing were as follows:

- Total committed facilities of NZD \$845 million and AUD \$1,055 million
- Facility maturities ranging from 4.5 to 7.0 years, with a pro forma weighted average term to maturity of 5.0 years at 30 September 2025
- Improved pricing, including reductions in loan margins and line fees
- An interest cover ratio (ICR) covenant of 1.50x, first tested at September 2026
- The ICR covenant excludes interest attributable to designated development debt
- Development debt subject to agreed development-specific controls.

Refer to note 6.3 for details of interest-bearing loans and borrowings at 31 March 2026.

Ryman listed on the ASX under the ticker ASX: RYM. Ryman retains its primary listing on the NZX and foreign exempt listing status on the ASX, ensuring streamlined compliance while enabling investors to directly trade Ryman shares. The dual listing was a pivotal step in expanding Ryman's investor base while reinforcing its commitment to the Australian market.

Australian aged care reform

The new Aged Care Act, effective 1 November 2025, revises funding and pricing arrangements in Australia. The Government continues to fund clinical care, while residents with financial capacity contribute more toward non-clinical care and everyday living costs.

Accommodation reforms include higher permitted room pricing thresholds, retention by providers of 2% per annum of new refundable accommodation deposits (capped at 10%), and twice-yearly indexation of daily accommodation payments.

The introduction of the Support at Home programme replaces multiple home care funding programmes with a single funding model, with pricing informed by the Independent Health and Aged Care Pricing Authority and increased means-tested participant contributions.

Mandatory minimum care minutes of resident care have been formalised, strengthening consistency of care delivery and aligning funding with demonstrated staffing levels.

Summary of material accounting policies

Material accounting policies applied throughout the consolidated financial statements are set out below. Policies specific to particular balances or transactions are disclosed in the relevant notes.

Basis of consolidation

The consolidated financial statements are prepared by combining the financial statements of all the entities that comprise the Group, being the Company (the parent entity) and its subsidiaries as defined in NZ IFRS 10 – Consolidated Financial Statements. The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies. All significant inter-company transactions and balances are eliminated in full on consolidation.

Income and expenses for each subsidiary whose functional currency is not NZD are translated at exchange rates that approximate the rates at the actual dates of the transactions. Assets and liabilities of such subsidiaries are translated at exchange rates at balance date. All resulting exchange differences are recognised in the foreign-currency translation reserve.

Foreign currency translation

Transactions in foreign currencies are initially recorded in the functional currency by applying the exchange rates that approximate the rates at the actual dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate at the reporting date. Non-monetary items that are measured at historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated using the exchange rates at the date when the fair values were determined.

Foreign exchange differences are generally recognised in profit or loss. However, exchange differences relating to the translation of a foreign operation and the effective portion of a hedge of a net investment in foreign operations are recognised in other comprehensive income.

Goods and Services Tax (GST)

Amounts in the financial statements are recognised net of GST except when:

- The GST incurred is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of the asset or expense, as applicable
- Receivables and payables are stated with the amounts of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of the receivables or payables in the statement of financial position.

Statement of cash flows

The statement of cash flows is prepared exclusive of GST. This is consistent with the method used in the income statement.

- Operating activities are the principal revenue-producing activities of the Group and other activities that are not investing or financing activities. Cash flows from operating activities include receipts and repayments of occupancy advances and care resident loans.
- Investing activities are the acquisition and disposal of property, plant and equipment, investment properties, intangible assets, and other investments.
- Financing activities are activities relating to changes in the equity and debt structure of the Group.

2.0 Operating segments

The Group operates in a single industry: the provision of integrated retirement living and aged care for older people in New Zealand and Australia. The service delivery process is consistent across all villages, with similar customer classes, distribution methods, and regulatory environments.

The Group's chief operating decision makers are the Board of Directors and Chief Executive Officer.

The Board of Directors and Chief Executive Officer primarily review Group-level financials. Segmentation is relevant in respect of the integrated village operating earnings before interest expense, tax, depreciation, amortisation and fair value movements (EBITDAF) performance of each country and the non-village EBITDAF (mainly centralised support services) across New Zealand and Australia combined.

Non-current assets are based on the geographical locations of the assets. Interest-bearing loans and borrowings are based on the geographical location of the borrower, with an adjustment between regions to account for start-up funding borrowed in New Zealand which was used as equity in the Australian operation. The accounting policies of the reportable segments are the same as the Group's accounting policies.

	New Zealand villages	Australia villages	Non-village	Group
	\$000	\$000	\$000	\$000
2026				
Care and village fees	498,752	141,163	-	639,915
Deferred management fees	119,490	39,080	-	158,570
Imputed interest income on refundable accommodation deposits	9,945	25,679	-	35,624
Other income	10,594	2,510	1,851	14,955
Total operating revenue (adjusted)	638,781	208,432	1,851	849,064
Employee expenses	(333,651)	(119,340)	(63,442)	(516,433)
Operations	(65,596)	(15,115)	(1,532)	(82,243)
Building and grounds	(83,479)	(15,852)	(2,575)	(101,906)
Direct selling expenses	(3,183)	(1,029)	-	(4,212)
Marketing	(9,750)	(5,064)	(5,710)	(20,524)
Software and technology	(834)	(270)	(18,009)	(19,113)
Administration	(4,305)	(1,258)	(17,287)	(22,850)
Gross operating expenses (adjusted)	(500,798)	(157,928)	(108,555)	(767,281)
Capitalised to qualifying assets	-	-	6,516	6,516
Total operating expenses (adjusted)	(500,798)	(157,928)	(102,039)	(760,765)
Operating earnings before interest, tax, depreciation, amortisation, and fair value movements (EBITDAF)	137,983	50,504	(100,188)	88,299

	New Zealand villages	Australia villages	Non-village	Group
	\$000	\$000	\$000	\$000
2025				
Care and village fees	458,695	112,160	-	570,855
Deferred management fees	118,201	36,708	-	154,909
Imputed interest income on refundable accommodation deposits	9,637	22,862	-	32,499
Other income	7,440	2,831	2,597	12,868
Total operating revenue (adjusted)	593,973	174,561	2,597	771,131
Employee expenses	(316,693)	(99,431)	(81,170)	(497,294)
Operations	(65,546)	(13,868)	(3,342)	(82,756)
Building and grounds	(76,785)	(13,522)	(2,828)	(93,135)
Direct selling expenses	(8,361)	(2,230)	-	(10,591)
Marketing	(8,142)	(1,312)	(11,833)	(21,287)
Software and technology	(1,025)	(79)	(20,724)	(21,828)
Administration	(3,992)	(1,187)	(16,097)	(21,276)
Gross operating expenses (adjusted)	(480,544)	(131,629)	(135,994)	(748,167)
Capitalised to qualifying assets	-	-	22,560	22,560
Total operating expenses (adjusted)	(480,544)	(131,629)	(113,434)	(725,607)
Operating earnings before interest, tax, depreciation, amortisation, and fair value movements (EBITDAF)	113,429	42,932	(110,837)	45,524

Reconciliation to the net profit/(loss) after tax:

	2026	2025 (restated)
	\$000	\$000
Operating earnings before interest, tax, depreciation, amortisation, and fair value movements (EBITDAF)	88,299	45,524
Non-operating revenue ¹	5,407	(11,967)
Non-operating expenses ¹	(12,929)	(25,486)
Depreciation and amortisation expense	(42,553)	(48,461)
Interest received	1,119	1,531
Finance costs	(80,839)	(140,263)
Imputed interest charge on refundable accommodation deposits	(35,624)	(32,499)
Impairment credit/(loss)	3,811	(172,941)
Profit/(loss) before income tax and fair value movements (PBTF)	(73,309)	(384,562)
Fair value movement of investment properties	(104,304)	92,257
Income-tax (expense)/credit	6,268	(221,442)
Net profit/(loss) after tax (NPAT)	(171,345)	(513,747)

¹ Non-operating revenue and expenses have been presented in the table below.

Non-operating revenue and expenses

Non-operating revenue and expenses are one-off, material items of income or expense arising from events or transactions outside the Group's ordinary activities and are not expected to recur.

	2026	2025
	\$000	\$000
Reduction to DMF for GST and uncapped transfers	-	(11,967)
Ravenstonedale land development surplus ¹	5,407	-
Total non-operating revenue	5,407	(11,967)
Close-out of employee share schemes	(698)	(3,828)
Payroll remediation ²	(549)	(2,448)
ASX listing related costs	(1,329)	-
Organisational transformation costs ³	(9,982)	(10,189)
Loss on sale of construction assets	-	(3,831)
Inventory write-downs	-	(5,190)
Village decommissioning expenses	(371)	-
Total non-operating expenses	(12,929)	(25,486)
Total non-operating revenue and expenses	(7,522)	(37,453)

¹ Relates to the wind-up of Ravenstonedale historical property development activities, which occurred surrounding a New Zealand village.

² Relates to payroll remediation activities in New Zealand and Australia. Payments related to the Holidays Act 2003 remediation have been made to current employees, with remediation for former employees expected to commence post balance date. All payroll remediation activities are provisioned based on best estimates of expected cost to settle.

³ Organisational transformation costs relate to initiatives aimed at delivering targeted improvements in business performance. These costs include items such as redundancies, consultants, and contractor expenses.

Non-current assets

	2026	2025 (restated)
	\$000	\$000
New Zealand	9,144,154	9,163,021
Australia	2,894,506	2,606,017
Total	12,038,660	11,769,038

Non-current assets include property, plant and equipment, investment properties and intangible assets.

Interest-bearing loans and borrowings

	2026	2025
	\$000	\$000
New Zealand	623,646	674,232
Australia	957,390	1,008,320
Total	1,581,036	1,682,552

Information about major customers

Included in total revenue is revenue that arose from sales to the Group's largest customers.

The Group derives care-free revenue for eligible government-subsidised residents who receive aged residential care, and in Australia, Support at Home services. In New Zealand, the government aged care subsidies received from Health New Zealand – Te Whatu Ora amounted to \$182.1 million (2025: \$171.5 million). In Australia, subsidies received from Australian Government Services Australia amounted to A\$77.5 million (2025: A\$63.3 million). There are no other significant customers.

3.0 Financial performance

3.1 Revenue

Accounting policy: Revenue

The Group recognises revenue from the following major sources:

- Care and village fees
- Deferred management fees
- Imputed interest income on refundable accommodation deposits.

Care and village fees

Care fees relate to the provision of accommodation, care and related services to aged care residents. Village fees relate to the provision of accommodation and related services to the Group's retirement living residents.

Care and village service fees are linked to providing services on specific days (service dates) and revenue is recognised on completion of the service dates.

Deferred management fees

Residents of the Group's independent-living units, serviced apartments and care suites pay a deferred management fee for lifetime occupation (or a shorter period at the residents' discretion) and the right to share in the use of the community facilities. The deferred management fee is calculated as a percentage of the occupation right agreement amount. The fee accrues monthly, for a set period, based on the terms of individual contracts. Deferred management fees are payable when residents exit their unit and are netted off the gross occupation advance which is returned to residents.

Revenue from deferred management fees is recognised on a straight-line basis over the period of service, which is determined as the greater of the expected period of tenure or the contractual right to receive deferred management fees.

The current expected period of tenure for incoming residents is 9 years for independent residents, 4.5 years for serviced apartment residents and 2 years for care suites. This is unchanged from the prior year. The timing of revenue recognition is an accounting estimate, with expected tenure based a range of factors including historical experience across Ryman villages, actuarial tables for life expectancy and factors related to resident mix. The underlying models were subject to independent expert review at the time of their development, and both the methodology and assumptions applied remain unchanged. Expected tenure assumptions are reviewed periodically and may be revised as circumstances change.

Imputed interest income on refundable accommodation deposits

For residents who pay for accommodation using a refundable accommodation deposit, the Group has determined that these arrangements qualify as leases under NZ IFRS 16 – Leases, with the Group acting as the lessor. In accordance with NZ IFRS 16, the fair value of the non-cash consideration, represented by an interest-free loan from the resident, must be recognised as income, with a corresponding interest expense. This is calculated daily where the unit is occupied. There is no net impact on profit or loss. This only applies to refundable accommodation deposits and not where there is another form of payment for accommodation such as daily accommodation payments, premium accommodation charges or deferred management fees.

The Group has determined the use of the Maximum Permissible Interest Rate (MPIR) as the interest rate to be used in the calculation of the imputed interest income on Australian refundable accommodation deposits and bonds. The MPIR is a rate set by the Australian Government and is used to calculate the Daily Accommodation Payment to applicable residents. This ranged between 7.61%–8.17% (2025: 8.34%–8.42%).

In New Zealand, the implicit interest rate used to convert a room premium to a refundable accommodation deposit is used to calculate the imputed interest income. This currently ranges between 4.90%–6.06% (2025: 6.06%).

Interest income

Interest income is recognised using the effective interest method and typically relates to interest derived from the settlement of occupancy advances.

Other income

Other income comprises income earned from activities that are not part of the Group's core operations. It is recognised when or as the Group satisfies the relevant performance obligation and control of the goods or services is transferred to the customer. Other income includes, but is not limited to, hospitality income generated outside of care operations, rental income, insurance proceeds, government subsidies, research and development tax credits, and other sundry income-generating activities.

Accounting policy: Revenue in advance

Revenue in advance represents those amounts by which the deferred management fees over the contractual period exceed recognition of the deferred management fees based on expected tenure.

3.2 Operating expenses

	2026	2025
	\$000	\$000
Employee expenses	521,568	507,774
Operations	82,512	87,946
Building and grounds ¹	102,000	96,966
Direct selling expenses	4,213	10,591
Marketing	20,531	21,287
Software and technology	19,113	21,828
Administration	30,273	27,261
Gross operating expenses	780,210	773,653
Capitalised to qualifying assets ²	(6,516)	(22,560)
Reported operating expenses	773,694	751,093

¹ During the year, the Group enhanced its internal reporting and classification of retirement living unit refurbishment activities. As a result, a proportion of retirement living unit refurbishments have been classified as repairs and maintenance (expensed) rather than asset enhancements (capitalised). In the current year \$4.0 million of retirement living unit refurbishment costs have been recognised in building and grounds operating expenses (2025: nil).

² Capitalised costs decreased in the current year following changes in the composition of shared services and a reduction in development activity. Cost capitalisation is applied only to costs that are directly attributable.

	2026	2025
	\$000	\$000
Employee expenses include:		
Post-employment benefits (KiwiSaver/Superannuation)	21,225	16,840
Administration expenses include fees for audit firms' services:		
Audit and review ¹ of financial statements, including subsidiaries	774	613
FY25 additional financial statement audit fees	175	-
Total audit or review of financial statements	949	613
Australia Aged Care Financial Report assurance	13	12
Total audit or review related services	13	12
Climate-related disclosure assurance	80	58
Climate-related disclosure assurance (Australia)	78	-
Total other assurance services and other agreed-upon procedures	158	58
Other services – whistleblower services	22	23
Total other services	22	23
Total fees incurred by audit firm	1,142	706
Marketing includes:		
Donations ²	275	414

¹ First interim review engagement performed for 30 September 2025.

² No donations have been made to any political party (2025: \$Nil).

3.3 Finance costs

Accounting policy: Loan and borrowing costs

Loan and borrowing costs directly attributable to the acquisition, construction or production of qualifying assets (assets that take a substantial period of time to get ready for their intended use) are added to the costs of those assets until the assets are substantially ready for their intended use.

Capitalisation of interest commences when expenditure and borrowing costs are incurred and the activities necessary to prepare the asset for its intended use are in progress. The activities necessary to prepare the asset for its intended use encompass more than the physical construction of the asset and therefore the capitalisation of interest costs may commence before the physical construction of the properties.

If development activities are suspended for an extended period, capitalisation of the borrowing costs should also cease until such time as the activities are resumed. This does not apply where substantial technical and administrative work continues during a suspension in physical construction, or if it is a temporary delay that is a necessary part of the process of getting an asset ready for its intended use or sale. Capitalisation of interest costs continues until the assets are substantially ready for their intended use. For retirement living units, this occurs when occupation is permitted, and for main buildings, when the aged care centre is certified for use.

All other borrowing costs are recognised in profit or loss in the periods in which they are incurred and are calculated using the effective interest rate method.

	Note	2026 \$000	2025 \$000
Interest expense – loans and borrowings		92,455	174,563
Interest expense – resident loans		1,489	770
Amortisation of transaction costs – loans and borrowings	6.3	2,199	3,787
Net interest rate hedging	6.7b	4,835	(17,630)
Less capitalised interest		(14,290)	(51,700)
Interest expense on loans and borrowings		86,688	109,790
Interest on lease liabilities		1,407	490
Interest rate hedging amendments and terminations	6.7b	(7,256)	4,331
Institutional Term Loan termination costs		-	19,043
Release of capitalised Institutional Term Loan costs	6.3	-	1,956
Institutional Term Loan fair value swap termination costs		-	4,653
Total finance costs		80,839	140,263

The weighted-average interest rate on borrowings capitalised to qualifying assets was 6.02% per annum (2025: 6.24% per annum).

4.0 Working capital

4.1 Trade and other receivables

Accounting policy: Trade and other receivables

Trade receivables are measured at amortised cost, less any impairment. The allowance recognised is the lifetime expected credit losses based on an assessment of each individual debtor. It is estimated based on the Group's historical credit loss experience and general economic conditions. Trade receivables are written off when there is no realistic chance of recovery.

These debtors are non-interest bearing, although the Group has the right to charge interest on overdue settlements of occupancy advances or overdue care and village fees.

Care and village fees receivable represent amounts due from residents and various government agencies in the ordinary course of business.

Occupancy advance receivables and the corresponding liabilities are recognised when the resident takes possession of the unit, which is typically the point at which the occupancy advance is paid in full.

	2026	2025
	\$000	\$000
Care and village fees receivable	25,767	22,902
Allowance for expected credit losses	(803)	(800)
Net trade receivables	24,964	22,102
New sale occupancy advance receivable	24,933	20,625
Resale occupancy advance receivable	74,205	91,677
Refundable accommodation deposit receivable	3,175	5,505
Resident Fund occupancy advance receivable	14,789	-
Prepayments and other receivable	23,203	25,517
Total trade and other receivables	165,269	165,426

Care and village fees are typically invoiced on a monthly basis and collected within 30 days.

The new sale and resale occupancy advance receivables relate to residents who have transferred within the village and whose units have not been cash-settled, as their equity is retained in their previous unit, or to residents who have been granted possession of a unit prior to cash receipt, primarily for health-related reasons. Receivables related to the Resident Fund reflect a structural feature of the product, whereby residents can utilise their existing equity when transitioning into the care centre. There is limited credit risk for occupancy advance or Resident Fund receivables as the resident's previous equity balance or a deposit is retained by Ryman, which will be used to satisfy any amounts owing to Ryman.

4.2 Trade and other payables

Accounting policy: Trade and other payables

Trade and other payables are measured at amortised cost.

Land purchase accruals represent land purchases where the title has been obtained, with settlement deferred.

	2026	2025
	\$000	\$000
Trade payables	72,199	85,089
Land purchase accruals	-	9,500
Land sale deposits	4,200	500
Other payables	19,417	18,489
Total trade and other payables	95,816	113,578

Trade payables are typically paid within 30 days of the invoice date or on the 20th of the month following the invoice date.

5.0 Property assets

5.1 Assets held for sale

Accounting policy: Assets held for sale

Non-current assets are classified as assets held for sale if it is highly probable that their carrying amount will be recovered primarily through sale rather than through continuing use.

Investment property held for sale is measured at fair value, with any valuation adjustment recognised through fair value movements in the profit or loss.

Property, plant and equipment held for sale is measured at the lower of the carrying amount and fair value less costs to sell. Any impairment losses on their initial classification as assets held for sale and any subsequent gains and losses on remeasurement are recognised in profit or loss.

Where a contracted sale price is available, this is considered the best indicator for fair value. Where no contracted price is available, the fair value is determined by independent valuers.

	2026	2025
	\$000	\$000
Opening balance	32,926	86,424
Net additions/(disposals)	(32,921)	(6,613)
Transfers from/(to) investment property (note 5.3)	42,000	(20,984)
Fair value movement	(5)	(25,901)
Closing balance	42,000	32,926

Karori land (Wellington, New Zealand) and Nellie Melba excess land (Melbourne, Australia), which were previously classified as held for sale, have been settled.

The held for sale asset relates to the sites at Park Terrace (Christchurch, New Zealand) which are subject to unconditional sale and purchase agreements for total consideration of \$42.0 million. Settlement is expected within 12 months of reporting date.

5.2 Property, plant and equipment

Accounting policy: Property, plant and equipment

Property, plant and equipment includes completed aged care centres (land, buildings, plant and equipment, fixtures and fittings), aged care centres under development, corporate assets and right-of-use assets.

Initial recognition

All property, plant and equipment is initially recorded at cost. Cost includes cost of land, materials, wages and interest incurred during the period required to complete and prepare an asset for its intended use. It also includes centralised support services costs directly attributable to the construction of the aged care centres.

Measurement after recognition

- **Aged care centres:** Once an aged care centre reaches practical completion and is ready for use, land and buildings are carried at fair value less any subsequent accumulated depreciation and accumulated impairment losses, if any, since the date of revaluation. Independent valuations are performed with sufficient regularity to ensure that carrying amounts do not differ materially from fair value at the reporting date.
- **Aged care centres under development:** Fair value measurement is only applied if the fair value is reliably measurable. Where the fair value of property under construction cannot be reliably determined the value is the fair value of the land plus the cost of work undertaken. This is subject to impairment testing and is monitored for indicators of impairment.
- **Other property, plant and equipment:** Furniture and fittings, and other property, plant and equipment, are measured at cost less accumulated depreciation and impairment.

Fair value basis

Fair value represents the price that would be received to sell an asset in an orderly transaction between knowledgeable, willing market participants at the valuation date.

The valuation of aged care centres represents the fair value of land and buildings only. No value is attributed to internally generated goodwill.

Revaluation

Revaluations are accounted for as follows:

- Revaluation increases are recognised in other comprehensive income and accumulated in the asset revaluation reserve, unless they reverse a previous revaluation decrease recognised in profit or loss.
- Revaluation decreases are recognised in profit or loss unless they offset a previous revaluation surplus for the same asset, in which case they are recognised in other comprehensive income.

At the date of revaluation any accumulated depreciation is eliminated against the gross carrying amount of the asset.

Depreciation

Depreciation is charged on all property, plant and equipment, except freehold land, on a straight-line basis from the date the asset is ready for use.

- | | |
|--------------------------|-------------------|
| • Buildings | 2% SL |
| • Plant and equipment | 4–25% SL |
| • Furniture and fittings | 10–20% SL |
| • Motor vehicles | 20% SL |
| • Right of use assets | Term of lease SL. |

Leasehold land

Where the Group enters into a long-term lease of land and obtains control over the land with minimal restrictions, and where the present value of lease payments substantially represents the fair value of the land, the arrangement is accounted for as a purchase of land under NZ IAS 16 rather than as a right-of-use asset under NZ IFRS 16.

This treatment reflects the substance of the transaction and the transfer of control and economic benefits to the Group. Leasehold land is included in the fair value of aged care centres as determined by the independent valuer.

Derecognition

An item of property, plant and equipment is derecognised on disposal or when no future economic benefits are expected to arise from the continued use of the asset. On disposal, any resulting gain or loss is included in the income statement and any revaluation reserve relating to a particular asset being disposed of is transferred to retained earnings.

	Freehold land	Buildings	Property under development	Plant and equipment	Furniture and fittings	Motor vehicles	Right-of-use assets	Total
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
2026								
Gross carrying amount								
Balance at 1 April 2025	157,168	748,459	30,761	133,288	102,735	18,079	20,534	1,211,024
Additions	80	4,259	23,889	11,195	39	209	718	40,389
Net foreign-currency exchange difference	6,044	27,781	-	830	933	18	120	35,726
Transfer from property under development	1,250	13,549	(18,142)	990	2,353	-	-	-
Transfer (to)/from investment property	-	-	(772)	-	-	-	-	(772)
Disposals	-	-	-	(8,627)	(2,436)	(3,035)	(618)	(14,716)
Impairment credit/(loss)	541	40,084	(35,471)	-	-	-	(1,343)	3,811
Revaluation ¹	(3,735)	31,407	-	-	-	-	-	27,672
Balance at 31 March 2026	161,348	865,539	265	137,676	103,624	15,271	19,411	1,303,134
Accumulated depreciation								
Balance at 1 April 2025	-	-	-	(95,688)	(71,909)	(15,329)	(8,503)	(191,429)
Depreciation	-	(15,339)	-	(10,554)	(8,711)	(944)	(2,857)	(38,405)
Depreciation capitalised to property under development	-	-	-	(993)	-	-	-	(993)
Disposals	-	-	-	6,968	1,579	2,387	-	10,934
Revaluation ¹	-	15,339	-	-	-	-	-	15,339
Balance at 31 March 2026	-	-	-	(100,267)	(79,041)	(13,886)	(11,360)	(204,554)
Total book value	161,348	865,539	265	37,409	24,583	1,385	8,051	1,098,580

¹ The revaluation noted in the statement of comprehensive income differs from the above due to deferred tax, refer note 9.1.

	Freehold land	Buildings	Property under development	Plant and equipment	Furniture and fittings	Motor vehicles	Right-of-use assets	Total
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
2025								
Gross carrying amount								
Balance at 1 April 2024	262,950	552,906	212,818	137,837	89,118	18,060	35,916	1,309,605
Additions	154	9,071	67,868	2,627	1,245	14	4,485	85,464
Net foreign-currency exchange difference	1,207	1,561	383	93	91	5	31	3,371
Transfer from property under development	28,072	156,861	(201,061)	3,847	12,281	-	-	-
Transfer (to)/from investment property	-	-	(26,138)	(7,499)	-	-	-	(33,637)
Disposals	-	-	-	(3,617)	-	-	(19,418)	(23,035)
Impairment credit/(loss)	(26,634)	(102,171)	(23,109)	-	-	-	(480)	(152,394)
Revaluation ¹	(108,581)	130,231	-	-	-	-	-	21,650
Balance at 31 March 2025	157,168	748,459	30,761	133,288	102,735	18,079	20,534	1,211,024
Accumulated depreciation								
Balance at 1 April 2024	-	(752)	-	(81,911)	(64,041)	(14,159)	(13,925)	(174,788)
Depreciation	-	(13,918)	-	(12,037)	(7,868)	(1,170)	(3,878)	(38,871)
Depreciation capitalised to property under development	-	-	-	(1,740)	-	-	(1,244)	(2,984)
Disposals	-	-	-	-	-	-	10,544	10,544
Revaluation ¹	-	14,670	-	-	-	-	-	14,670
Balance at 31 March 2025	-	-	-	(95,688)	(71,909)	(15,329)	(8,503)	(191,429)
Total book value	157,168	748,459	30,761	37,600	30,826	2,750	12,031	1,019,595

¹ The revaluation noted in the statement of comprehensive income differs from the above due to deferred tax, refer note 9.1.

Valuation methodology for aged care centres

Revaluations to fair value are based on a valuation report prepared by independent valuers at the reporting date in line with NZ IFRS 13 – Fair Value Measurement. Valuations are currently performed annually by CBRE Limited (New Zealand care centres) and CBRE Valuations Pty Limited (Australian care centres). All valuers are registered valuers and industry specialists in valuing the aged care sector.

The independent valuers determine the fair value of land and buildings using a capitalisation of market rental income of a notional lease. In this context, ‘rent’ refers to the estimated amount a third-party operator would pay to lease the facility, assuming the Group were the landlord only. This market rental does not reflect the accommodation charges paid by current residents.

The predominant method used by the independent valuer to determine a market rental for land and buildings is the direct comparison approach on a dollars per bed basis, with some consideration given to the rental as a percentage of gross revenue or earnings before interest, tax, depreciation, amortisation and rent (EBITDAR) for an efficient operator. A value is then established for the land using market-based evidence reflecting highest and best use. The residual amount is attributed to buildings.

As the fair value of land and buildings is determined using inputs that are unobservable (such as capitalisation rates and market rental), the Group has categorised property, plant and equipment as Level 3 under the fair value hierarchy in line with NZ IFRS 13.

Care suites in New Zealand, which are subject to occupancy advances with a DMF, represent an immaterial proportion of the Group’s asset base and are currently valued using methodology consistent with that applied to the Group’s other care beds. No gross-up has been applied in the valuation of land and buildings for occupancy advances relating to care suites or refundable accommodation deposits or resident funds relating to care beds.

The fair value of land associated with aged care facilities undergoing active construction has been transferred from investment property to property, plant and equipment for the first time at 31 March 2026. This amount was subsequently impaired. Refer to the care centres under development section for further detail.

Property, plant and equipment

	2026	2025
	\$000	\$000
Aged care centres		
Land and buildings ¹	1,026,887	905,627
Property under development (land only) ¹	-	-
Property under development ²	265	30,761
Furniture and fittings ²	19,055	21,687
Plant and equipment ²	34,493	32,511
	1,080,700	990,586
Other		
Furniture and fittings ²	5,528	9,139
Plant and equipment ²	2,916	5,089
Motor vehicles ²	1,385	2,750
Right of use assets ²	8,051	12,031
	17,880	29,009
Total property, plant and equipment	1,098,580	1,019,595

¹ Measured at fair value.

² Measured at historical cost less accumulated depreciation and any accumulated impairment losses.

The independent valuers used a range of significant assumptions to value the care facilities as follows. All assumption ranges and sensitivities below exclude closed facilities.

	2026	2025
Range by village / portfolio weighted average	%	%
Capitalisation rates – New Zealand	5.8–8.5 / 6.7	6.0–8.8 / 7.1
Capitalisation rates – Australia	6.8–7.5 / 7.0	6.8–7.5 / 7.0

A significant increase (decrease) in the capitalisation rate applied to a market rental value may result in a lower (higher) fair value measurement.

	Adopted value	Capitalisation rate -50 bp	Capitalisation rate +50 bp
	\$000	\$000	\$000
2026			
Valuation	1,022,312		
Difference		82,931	(71,403)
2025			
Valuation	905,627		
Difference		75,461	(66,097)

The fair value measurement of the care facilities also uses assumptions regarding the market rental, expressed on a value per bed per week. A significant increase (decrease) in the market rental rate may result in a higher (lower) fair value measurement.

	2026	2025
Range by village / portfolio weighted average	\$ per bed per week	\$ per bed per week
Market rental value – New Zealand	129–242 / 189	118–225 / 180
Market rental value – Australia – AUD	446–840 / 639	448–836 / 603

The market rental variability between countries reflects significant differences including due to the relative profitability of villages, driven primarily by the more favourable aged care funding model in Australia. This increases the rent a market participant may be willing to pay.

Cost model

If freehold land and buildings were measured at historical cost less accumulated depreciation (before any impairment), the carrying amounts would be as follows.

	Freehold land	Buildings	Total
	\$000	\$000	\$000
Carrying amount under historical cost model – 31 March 2026	241,540	763,964	1,005,504
Carrying amount under historical cost model – 31 March 2025	234,167	733,714	967,881

Classification of property interests

The Group holds a freehold interest in all land and improvements other than the following properties which Ryman holds a leasehold interest in the land: Princess Alexandra (Napier – part of site), Bob Scott (Wellington), William Sanders (Auckland), and Miriam Corban (Auckland). In the majority of these instances the ground rental has been either fully or partially prepaid. The interest in the right-of-use asset is held at fair value, as determined by the independent valuer.

Security

Some residents make interest-free advances to the Group in exchange for the right to occupy a care room (note 6.1). Under the terms of the New Zealand occupancy agreements, the resident loan is secured by a registered first mortgage in favour of the Statutory Supervisor over the assets of the aged care centre. Residents in Victoria, Australia have the benefit of a government guarantee under the Aged Care (Accommodation Payment Security) Act 2006 and there is no security against the Group's assets.

Impairment losses and reversals

	2026	2025
	\$000	\$000
Impairment loss/(credit)		
Care centre impairment/devaluations through profit or loss	37,362	151,914
Reversal of care centre impairment/devaluations through profit or loss	(42,516)	-
Right-of-use assets	1,343	480
Intangible assets	-	20,544
Other	-	3
Total impairment (credit)/loss	(3,811)	172,941

Completed care centres

Property devaluations through the profit or loss were recognised in the prior year for several facilities following changes to financial reporting practices, whereby only the value of land and buildings is recognised (previously recognised on a freehold going concern basis). These devaluations related to James Wattie Retirement Village Limited, Keith Park Retirement Village Limited, Miriam Corban Retirement Village Limited, Rita Angus Retirement Village Limited, Deborah Cheetham Retirement Village Pty Ltd, and Bert Newton Retirement Village Pty Ltd.

As a result of uplifts in the assessed fair value of the care centres, driven by increases in assumed market rents, some of the devaluation losses recognised in prior periods have been reversed through the profit or loss.

Care centres under development

Care centres under development are carried at cost and are therefore tested for impairment once they reach an advanced stage of construction. Impairment testing is performed using a market rental value and capitalisation rate of comparable villages. The Group has recognised an impairment of \$23.1 million in respect of Ryman Northwood Retirement Village Limited (Richard Hadlee Retirement Village) care centre, which is expected to open and be valued for the first time in FY27. An impairment of \$12.2 million has also been recognised in relation to the care centre at Patrick Hogan Retirement Village Limited, which is expected to open and be valued for the first time in FY28.

In the comparative period, a similar impairment assessment was performed in respect of Kevin Hickman Retirement Village. The village subsequently opened and was subject to valuation in the current period. There was no material difference between the valuation amount and the carrying amount adopted at that time.

Closed care centres

The Group announced the closure of Woodcote and Margaret Stoddart aged care centres in August 2025. The fair value for these care centres has been assessed on a vacant possession basis by CBRE Limited in 2026.

5.3 Investment properties

Accounting policy: Investment properties

Investment properties are intended to be held for the long term to earn rental income and for capital appreciation. They include land and buildings (including long-term leases of land), equipment and furnishings relating to retirement village units and community facilities, including units and facilities under development.

Initial recognition

Investment property is initially measured at cost. Cost includes cost of land, materials, wages and interest incurred during the period required to complete and prepare an asset for its intended use. It also includes centralised support and services costs directly attributable to the construction of the investment property.

Land acquisitions

Land purchases are recognised as assets when the Group obtains control of the land and it is probable that future economic benefits will flow to the Group, and the cost can be measured reliably. Control is typically evidenced by the transfer of legal title or an equivalent contractual right. Prior to settlement and transfer of title, deposits paid are recognised as other receivables. The remaining commitment is disclosed in the commitments note to the financial statements. The Group will often negotiate terms whereby the title is transferred with settlement deferred. In such instances, the land is recognised as an asset at the full purchase price upon transfer of title. A corresponding liability is recognised for the deferred settlement amount, measured at its present value, and the associated cash outflow is recognised accordingly.

Measurement after recognition

- Completed retirement village units and community facilities: Once retirement village units and community facilities reach practical completion and are ready for use they are measured at fair value.
- Development land: Development land is measured at fair value. This relates to land pending physical construction, whether full site or remaining stages to develop, and land relating to stages under development.
- Work in progress: Capitalised work in progress is carried at cost until the earlier of the point at which its fair value becomes reliably measurable or the completion of the development. This is subject to impairment testing and is monitored for indicators of impairment, including circumstances where the likelihood of development commencement is no longer sufficiently certain.

Fair value basis and revaluation

Fair value represents the price that would be received to sell an asset in an orderly transaction between knowledgeable, willing market participants at the valuation date.

Any change in fair value is recognised in the income statement. Investment properties are not depreciated.

Leasehold land

Where the Group enters into a long-term lease of land and obtains control over the land with minimal restrictions, and where the present value of lease payments substantially represents the fair value of the land, the arrangement is accounted for as a purchase of land under NZ IAS 40 rather than as a right-of-use asset under NZ IFRS 16.

This treatment reflects the substance of the transaction and the transfer of control and economic benefits to the Group. Leasehold land is included in the fair value of investment property as determined by the independent valuer.

Lessor arrangements

The Group acts as a lessor under occupation right agreements with residents. These arrangements are classified as operating leases, and the assets leased by the Group are investment properties.

Revenue derived from investment properties, comprising management fees (lease income) and retirement village service fees, is recognised in accordance with the accounting policies set out in note 3.1.

	2026	2025 (restated)
	\$000	\$000
At fair value		
Opening balance	10,735,626	10,142,199
Additions	173,116	403,884
Transfers to/from property, plant and equipment	772	33,637
Fair value movement	(104,299)	118,158
Transfers (to)/from assets held for sale (note 5.1)	(42,000)	20,984
Disposals	(33,561)	-
Net foreign-currency exchange differences	200,384	16,764
Closing balance	10,930,038	10,735,626

The 31 March 2025 balance has been restated to adjust for the portion of suspended contributions which were reflected in the valuation performed by the independent valuer. Further detail is included in note 1.0.

Disposals relate to the sale of Mt Eliza land (Melbourne, Australia) in December 2025. This was sold for A\$30.5 million.

Valuation methodology for investment property

Fair value is determined by independent valuers, CBRE Limited (New Zealand retirement villages), and Jones Lang LaSalle Advisory Services Pty Ltd (Australian retirement villages), in line with NZ IFRS 13. Fair value is assessed twice a year, with a desktop review at interim reporting periods and a full valuation at year-end reporting periods. All valuers are registered valuers and industry specialists in valuing the retirement living sector. These valuations consider the requirements of NZ IFRS 13 to assume that market participants act in their economic best interests.

For retirement village assets, the predominant form of cash flow is 'roll-over' cash flow which typically occurs on the departure of village residents who have owned an occupation licence. The independent valuer uses a discounted cash flow methodology, which estimates the present value of future cash flows from occupation right agreements, deferred management fees, and village earnings.

Development land is valued by comparing it with recent sales of similar land, taking into account characteristics such as size and development potential. The valuer then adjusts for property-specific factors, including planning and consent status. Some undeveloped land sits within an existing retirement village. When valuing this land, the valuer may also consider the benefit of existing village infrastructure such as the main building.

As the fair value of investment property is determined using inputs that are unobservable, the Group has categorised investment property as Level 3 under the fair value hierarchy, in line with NZ IFRS 13.

Independent valuation

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

	2026	2025 (restated)
	\$000	\$000
Subject to valuation		
Operator's interest	4,068,800	3,972,918
Completed new units not occupied, repaid resale units and closed facilities	612,456	616,556
Development land	351,079	432,888
Commercial property	16,600	16,400
Held at cost		
Work in progress	106,671	283,499
Adjustments		
Revenue in advance	258,530	184,020
Gross occupancy advance	6,664,374	6,162,672
Accrued DMF	(988,135)	(829,959)
Suspended contributions	(138,835)	(76,916)
Occupancy advance adjustments	(21,502)	(26,452)
Total investment property	10,930,038	10,735,626

As required by NZ IAS 40 – Investment Property, the fair value as determined by the independent registered valuer is adjusted for assets and liabilities already recognised on the balance sheet which are also reflected in the discounted cash flow analysis.

Occupancy advance adjustments relate to differences between the value of net occupancy advances included for future repayment within the independent valuation and the net occupancy advances recognised on the balance sheet. These differences arise when a unit has two occupancy advances recognised on the balance sheet but only one occupancy advance is included within the valuation cash flows. The adjustment ensures that the total adjustment to the independent valuation of completed units is consistent with the liabilities included within that independent valuation.

In the prior period, occupancy advances and accrued DMF included amounts related to care suites which were then removed through adjustment lines. These have now been removed from the comparatives following the updated presentation of resident loans for retirement living (excluding those related to care suites) in note 6.2. This change is presentational only and has no impact on investment property balances.

The units included in valuation, all assumption ranges and sensitivities below exclude closed facilities.

	2026	2025
Units included in the valuation		
Currently occupied, and vacant not repaid units	9,097	8,898
Completed new units not occupied, and repaid resale units	862	881
Total units included in the valuation	9,959	9,779

The independent valuers used a range of significant assumptions to value the retirement villages as follows:

Portfolio range / portfolio weighted average	2026		2025	
	New Zealand	Australia	New Zealand	Australia
	%	%	%	%
Growth rate (nominal) – year 1–4	0.0–3.0 / 2.3	1.0–3.0 / 2.0	0.0–3.0 / 1.9	0.0–2.5 / 1.9
Growth rate (nominal) – year 5+	2.5–3.5 / 3.4	1.8–3.5 / 2.6	2.5–3.5 / 3.4	1.8–3.5 / 2.6
Discount rate	13.0–16.0 / 13.8	13.0–14.0 / 13.2	13.0–16.5 / 13.8	13.0–14.0 / 13.2

A change in the independent valuers' assumptions would impact the fair value measurement of investment property as follows:

	Adopted value	Discount rate -50 bp	Discount rate +50 bp	Growth rate -50 bp	Growth rate +50 bp
	\$000	\$000	\$000	\$000	\$000
2026					
Operators interest	4,068,800				
Difference		178,470	(165,894)	(255,413)	280,060
2025					
Operators interest	3,972,918				
Difference		146,921	(183,673)	(270,004)	244,880

Other inputs used in the fair value measurement of the Group's investment property portfolio include the average age of residents and the stabilised departing occupancy periods. An increase in the average age of residents or decrease in the occupancy periods would result in a higher fair value measurement. Conversely, a decrease in the average age of residents or increase in the occupancy periods would result in a lower fair value measurement.

Portfolio range / portfolio weighted average	2026		2025	
	New Zealand	Australia	New Zealand	Australia
Independent current average age	76–88 / 83.4	78–87 / 83.6	75–88 / 82.8	78–87 / 82.9
Serviced current average age	81–92 / 87.7	83–91 / 87.2	80–92 / 87.6	84–91 / 87.7
Independent stabilised departing occupancy period	6.7–8.5 / 8.0	7.5–8.8 / 8.0	6.6–8.6 / 8.0	7.5–8.9 / 8.0
Serviced stabilised departing occupancy period	3.8–4.7 / 4.3	4.3–5.0 / 4.6	3.9–4.7 / 4.2	3.9–5.0 / 4.6

Market risk identified by the independent valuers

The valuers state that their conclusions are based on data and market sentiment as at the date of valuation and acknowledge global events and uncertainty. For the avoidance of doubt, this does not constitute a 'material valuation uncertainty'.

Classification of property interests

The Group holds a freehold interest in all land and improvements other than the following properties which Ryman holds a leasehold interest in the land: Princess Alexandra (Napier – part of site), Bob Scott (Wellington), William Sanders (Auckland), Miriam Corban (Auckland) and Kohimarama (Auckland – development land). In the majority of the instances the ground rental has been either fully or partially prepaid. The interest in the right-of-use asset related to these sites is held at fair value, as determined by the independent valuer.

Capitalised WIP

	2026	2025
	\$000	\$000
Sites which have commenced construction	106,671	287,530
Sites which are classified as land bank	-	-
Total capitalised WIP	106,671	287,530

No costs have been capitalised to land bank sites in the current period.

Operating expenses

Direct operating expenses arising from investment property amounted to \$74.8 million (31 March 2025: \$73.8 million). Operating expenses include building and grounds costs, repairs and maintenance and sales expenses. All investment property generated income for the Group, except for assets under development, land bank sites, those held for sale and those which have been closed in anticipation of disposal.

Security

Residents make interest-free advances (occupancy advances) to the Group in exchange for the right to occupy retirement village units. Under the terms of the majority of New Zealand occupancy agreements, the occupancy advance is secured by a registered first mortgage in favour of the Statutory Supervisor over the assets of the retirement village. There are a relatively small number of older occupancy agreements where the residents instead received a life interest in their unit, with the Group holding the reversionary interest. These residents' occupancy advances are secured by a registered first mortgage over that residual interest. Residents in Victoria, Australia have the benefit of a charge over the title for the land under the Retirement Villages Act 1986.

5.4 Classification of property assets

The Group provides integrated retirement living and aged care within retirement villages. The classification of the property assets determines which accounting treatment and judgement is required. NZ IAS 40 – Investment Property requires an entity to develop criteria so that it can exercise that judgement consistently and to disclose the criteria when classification is difficult.

Business model or intention	- Property held for use in the production or supply of goods and services would be property, plant and equipment. Therefore, if the business model is the provision of aged care, the property should be classified as property, plant and equipment. - Property held to earn rentals and/or for capital appreciation would be investment property. Therefore, if the business model is the provision of retirement accommodation, the property should be classified as investment property.
Level of ancillary services provided	- For a property to be classified as investment property, the services provided to the residents must be insignificant to the arrangement. - Guideline of 20% of total revenue to determine whether the services provided are significant.

Property type and service description	Business model or intention	Level of ancillary services provided	Classification
Independent unit: Private accommodation with access to shared community facilities. No care or assistance is included beyond standard weekly fee services, but additional support can be arranged if required.	Held to earn rentals and/or for capital appreciation	Optional and below 20% guideline	Investment property (note 5.3)
Serviced apartment: Private accommodation offering additional services for assisted living, such as regular housekeeping, meals, and personal care support.	Held to earn rentals and/or for capital appreciation	Compulsory and below 20% guideline	Investment property (note 5.3)
Care bed: A room within a care facility where residents receive full-time care at rest home, hospital, or dementia care levels.	Provision of care	Compulsory	Property, plant and equipment (note 5.2)
Care suite: As per care bed, but subject to an occupation right agreement with a deferred management fee. Typically, larger than standard care rooms, care suites <i>may</i> include higher-quality furnishings, a kitchenette, and other enhanced amenities.	Provision of care	Compulsory	Property, plant and equipment (note 5.2)

5.5 Property related risks

Climate change risk

Property values may be impacted by climate-related risks in the future. These include physical risks, including increased frequency and severity of extreme weather events and longer-term changes in climate conditions, and transition risks, including customer expectations for increased thermal comfort control and energy transition risks. These factors may also require additional or accelerated future capital investment, which could impact on property values.

The Group continues to assess the impact of climate change on its assets and operations. There is currently no significant impact identified for property valuations. To date, the independent valuers have made no explicit adjustments to the valuation of property, plant and equipment (note 5.2) and the valuation of investment property (note 5.3) in respect of climate change.

Seismic risk

The Group operates several villages in geographies that have a higher earthquake risk, particularly the villages located along the Hikurangi fault line in New Zealand. None of the Group's properties have been notified by a territorial authority in New Zealand as being potentially "earthquake prone" (being a New Building Standard (NBS) rating of less than 34%).

The Group has been undertaking seismic assessments across a number of buildings located in higher-risk seismic zones with the assistance of independent experts.

In September 2025, the New Zealand Government announced proposed legislative changes to the earthquake-prone building regime and is currently progressing major reforms through the Building (Earthquake-prone Building System Reform) Amendment Bill, which removes low-risk regions and buildings from the regime and replaces the %NBS metric with a more proportionate, risk-based framework.

Given the potential significant legislative changes, the Group is awaiting the outcome of the Government process before formally progressing seismic assessments. Independent experts have confirmed that there are no life safety concerns and no need to vacate any buildings. Prior to the announcement of the proposed legislative changes, preliminary internal estimates for known issues are in the range of \$30.0–\$35.0 million (2025: \$30.0–\$35.0 million). These estimates have been provided to the Group's independent valuer to inform their valuation of property, plant and equipment (note 5.2) and investment property (note 5.3). The valuer has made an allowance for major capital expenditure of the estimated value provided by management.

6.0 Capital structure and funding

6.1 Resident loans – aged care

Accounting policy: Refundable accommodation deposits

Refundable accommodation deposits relate to deposits held on behalf of residents who reside in rooms in care centres in Australia and New Zealand. Refundable accommodation deposits confer to residents the right of occupancy of the rooms for life, or until the residents terminate the agreements. The deposit is repayable following the termination of the right to occupy.

Amounts payable under refundable accommodation deposits are non-interest bearing while the Group provides accommodation services and are recognised as a liability in the statement of financial position.

As a resident may terminate their occupancy with limited notice, and the refundable accommodation deposit is non-interest bearing and has demand features, it is carried at face value, which is the original deposit received.

In New Zealand, a refundable accommodation deposit is repayable within 30 working days of a resident vacating their care room. The Group is liable to pay interest if it does not repay the deposit within that period.

In Australia, the repayment obligation is within 14 days of a resident vacating their care room, or of sighting the probate or letters of administration. The Group is liable to pay interest at a base interest rate within the 14-day period, and at the higher maximum permissible interest rate after that. These rates are published by the Department of Health and Aged Care on a quarterly basis.

Under the Aged Care Act 2024 in Australia, the Group is required to regularly deduct a retention amount from the refundable accommodation deposit paid by residents who have entered into care on or after 1 November 2025. The amount to be deducted is calculated daily at a rate of 2% per annum and capped at five years. All deducted amounts reduce the total balance, and therefore further reduce any future retention deductions. There is no restriction on the use of the retention funds.

Refundable accommodation deposits in Australia must only be used for permitted uses in accordance with the Aged Care Act 2024. Permitted uses of refundable deposits include:

- Capital expenditure to invest in new residential aged care infrastructure
- To repay debt accrued for capital expenditure
- Investments in certain financial products and/or Religious Charitable Development Funds (RCDFs)
- To make a loan under specific conditions
- To refund refundable deposit balances
- To cover reasonable business losses incurred during the first 12 months in which the approved provider receives the residential care subsidy.

Refundable accommodation deposits in Australia must not be used to pay for the day-to-day costs of operating a service such as staff wages or the purchase of consumables.

There are no such restrictions in respect of the New Zealand refundable accommodation deposits, which are structured as an occupation right agreement.

Accounting policy: Care occupancy advances

Care occupancy advances are only offered in New Zealand and represent a capital payment option for care accommodation costs. Care occupancy advances are accounted for in the same manner as retirement living occupancy advances, as the economic substance of the arrangements is consistent. Refer to note 6.2.

Care occupancy advances are repayable within 90 days of a resident vacating their care room.

Accounting policy: Resident Fund occupancy advances

Resident Fund occupancy advances are a flexible capital payment option used to meet costs for care residents. This product is offered only in New Zealand and legally structured as an occupancy advance. The flexible capital amount transferred from the resident's previous retirement living unit provides a discount on ongoing fees, with remaining fees deducted from the capital balance over time.

Resident Fund occupancy advances are generally repayable within 90 days of a resident vacating their care room or terminating their agreement (although this can vary where the repayment obligation for the previous retirement living unit has not arisen).

	2026	2025
	\$000	\$000
Gross care occupancy advances	5,740	4,300
Less deferred management fees	(955)	(490)
Net care occupancy advances	4,785	3,810
Refundable accommodation deposits – New Zealand	172,284	162,069
Refundable accommodation deposits – Australia	431,638	334,570
Resident Fund occupancy advances	16,964	-
Total resident loans – aged care	625,671	500,449

Occupancy advances relating to care accommodation were previously included within total occupancy advances. These balances are now presented separately as care occupancy advances with retirement living occupancy advances detailed in note 6.2. In 2025, this resulted in the reclassification of \$4.3 million of occupancy advances and \$0.5 million of deferred management fees, with a corresponding reduction to retirement living occupancy advances.

6.2 Resident loans – retirement living

Accounting policy: Retirement living occupancy advances

An occupation right agreement confers on a resident a right to occupy a retirement village unit for life, or until the resident terminates the agreement. The Group recognises the occupancy advance asset and liability at the point when the resident takes possession of the unit.

The occupancy advance liability, net of deferred management fee, is repayable following both the termination of the occupation right agreement and the settlement of a new occupancy advance for the same retirement village unit. In New Zealand, the Group is liable to pay interest if the occupancy advance has not been repaid within six months from the date residents vacate their unit. In Australia, the Group is contractually required to repay occupancy advances no later than six months after the resident vacates the unit. In alignment with the revised Retirement Villages Act 1986, the repayment period for new Australian residents entering into agreements was extended to 12 months from May 2026.

Occupancy advances are non-interest bearing and recorded as a liability in the statement of financial position, net of deferred management fees and suspended contributions receivable. The occupancy advance is initially recognised at fair value and later at amortised cost. As a resident may terminate their occupancy with limited notice, and the occupancy advance is non-interest bearing and has demand features, it is carried at face value, which is the original advance received.

	2026	2025
	\$000	\$000
Gross occupancy advances		
Opening balance	6,162,672	5,596,912
Gross receipts – occupation right agreements for new units	314,876	403,929
Net receipts – occupation right agreements for resale units	78,483	153,167
Net foreign-currency exchange differences	108,343	8,664
Closing balance	6,664,374	6,162,672
Net occupancy advances		
Less deferred management fees	(988,135)	(829,959)
Less suspended contributions	(138,835)	(119,365)
Total Resident loans – retirement living	5,537,404	5,213,348

Occupancy advances related to care accommodation were previously included within total occupancy advances. These have now been reclassified to care occupancy advances (refer note 6.1), with the above amounts now reflecting only retirement living occupancy advances. This amounted to \$4.3 million in occupancy advances and \$0.5 million in deferred management fees in 2025.

6.3 Interest-bearing loans and borrowings

Accounting policy: Interest-bearing loans and borrowings

Bank loans and borrowings are initially recorded at fair value, less directly attributable transaction costs. After initial recognition, loans and borrowings are measured at amortised cost. Any differences between the initial amounts recognised and the redemption values are recognised in profit or loss using the effective interest rate method.

	2026	2025
	\$000	\$000
Bank loans (secured) – NZD	476,000	527,200
Bank loans (secured) – AUD in NZD equivalent	960,269	1,009,236
Retail bond – RYM010	150,000	150,000
Total interest-bearing loans and borrowings at face value	1,586,269	1,686,436
<i>Transaction costs capitalised</i>		
Opening balance	(3,884)	(7,079)
Capitalised during the year	(3,548)	(2,548)
Amortised during the year	2,199	3,787
Repayment of Institutional Term Loan – expense of transaction costs	-	1,956
Total transaction costs	(5,233)	(3,884)
Total interest-bearing loans and borrowings at amortised cost	1,581,036	1,682,552
Current	149,623	-
Non-current	1,431,413	1,682,552
Total interest-bearing loans and borrowings at amortised cost	1,581,036	1,682,552

In November 2025, the Group refinanced its syndicated loan facilities, delivering improved pricing on loan margins and line fees (refer note 1.0).

The nominal interest rates for bank loans includes the BKBM rate for NZD facilities and BBSW for AUD facilities, plus margin and line fees. It excludes the impact of transaction costs or interest rate swap agreements described in note 6.5.

	2026	2025
	\$000	\$000
Nominal interest rates for bank loans – NZD	5.02%	7.29%
Nominal interest rates for bank loans – AUD	6.05%	6.07%
Coupon rate for retail bond – RYM010	2.55%	2.55%

A breakdown of movements in total interest-bearing loans and borrowings is presented in the following table:

	2026	2025
	\$000	\$000
Opening balance	1,682,552	2,546,947
Drawdown/(repayment) of bank loans (net)	(191,872)	(606,105)
Drawdown/(repayment) of Institutional Term Loan	-	(275,088)
Fair value adjustment on hedged borrowings movements	-	5,909
Foreign exchange movements	91,705	7,694
Movements in prepaid transaction costs	(1,349)	3,195
Closing balance	1,581,036	1,682,552

Covenants

The Group has the following financial covenants which are tested six monthly at 30 September and 31 March:

- Interest Cover Ratio (ICR) of 1.50x with the first testing date of 30 September 2026, calculated on a rolling 12-month Adjusted EBITDA to adjusted interest (excluding development debt interest). Adjusted EBITDA is defined as reported net profit after tax, adjusted by excluding income tax, interest income, finance costs, depreciation, amortisation, impairment losses, fair value movements, deferred management fees, and one-off revenue and expenses, and including non-GAAP items: cash deferred management fees, and gross resale gains on occupation right agreements.
- Adjusted total liabilities-to-net tangible assets ratio of 1.0x. Adjusted total liabilities is defined as liabilities of the Group (after deducting resident occupancy advances, Australian resident loans and accommodation bonds owing or held by the Group).

The Group has complied with tested covenants during the period.

Designated development debt is based on forecast net cash proceeds for committed developments and the cost of New Zealand care centres under development or opened in the past 24 months. Development debt for new projects is included once lenders approve feasibility and substantive steps towards the development have commenced.

Security

The bank loans and retail bonds are secured by a General Security Deed over the parent and subsidiary companies and supported by mortgages over the freehold land and buildings and a General Security Agreement (GSA). The GSA and mortgages are first ranking, other than when subordinated to the Statutory Supervisor who holds registered mortgages for the benefit of residents over:

- The aged care centres, as security for residents' refundable accommodation deposits and occupancy advances related to the care centre (see note 5.2 and 6.1); and
- The retirement village (excluding aged care centres), as security for residents' retirement living occupancy advances (see note 5.3 and 6.2).

The subsidiaries listed in note 8.4 have guaranteed the Group's secured loans under the GSA.

Interest-bearing loans and borrowings facility limits

The facility limits of all interest-bearing loans and borrowings, by maturity and type, are detailed below:

2026	Maturity	Currency	FCY	NZD
			\$000	\$000
NZD bank loan	31-May-30	NZD	374,000	374,000
NZD bank loan	31-May-31	NZD	246,000	246,000
NZD bank loan	30-Nov-32	NZD	75,000	75,000
Dual currency (NZD and AUD) bank loan	31-May-30	NZD	150,000	150,000
AUD bank loan	31-May-30	AUD	700,000	840,235
AUD bank loan	31-May-31	AUD	310,000	372,104
AUD bank loan	31-May-32	AUD	45,000	54,015
Retail bond	18-Dec-26	NZD	150,000	150,000
Total				2,261,354
Less: loans and borrowings at face value				(1,586,269)
Facility headroom				675,085

In addition to the above, the Group has an Institutional Credit Agreement that provides a \$2,850,000 overdraft facility.

6.4 Financial instruments – categorisation and fair value

The Group has the following categories of financial assets and financial liabilities:

	Note	2026	2025
		\$000	\$000
Financial assets			
Financial assets at amortised cost:			
• Cash and cash equivalents		9,697	17,658
• Trade and other receivables	4.1	143,206	141,414
Financial liabilities at fair value through profit or loss:			
• Derivative financial instruments	6.5	10,590	1,385
		163,493	160,457
Financial liabilities			
Financial liabilities at amortised cost:			
• Trade and other payables	4.2	95,816	113,578
• Resident loans – aged care	6.1	625,671	500,449
• Resident loans – retirement living	6.2	5,537,404	5,213,348
• Interest-bearing loans and borrowings	6.3	1,581,036	1,682,552
• Lease liabilities		10,862	12,712
Financial liabilities at fair value through profit or loss:			
• Derivative financial instruments	6.5	6,688	15,340
		7,857,477	7,537,979

Apart from the financial instruments noted below, the carrying amounts of financial instruments in the Group's statement of financial position are the same as their fair value in all material aspects, due to the demand features of these instruments and/or their interest rate profiles. The face (or nominal) value less estimated credit adjustments of trade receivables and payables is assumed to approximate their fair values.

	Carrying amount 2026	Fair value 2026	Carrying amount 2025	Fair value 2025
	\$000	\$000	\$000	\$000
Retail bond	149,623	147,870	149,001	143,370

The fair value of the retail bond is based on the price traded on the NZX market at 31 March 2026. The fair value of the retail bond is categorised as Level 1 under the fair value hierarchy in accordance with NZ IFRS 13.

The fair value of interest rate derivatives is derived using inputs supplied by third parties that are observable, either directly (prices) or indirectly (derived from prices). The fair value of these derivatives is categorised as Level 2 under the fair value hierarchy contained within NZ IFRS 13 (note 6.5).

6.5 Derivative financial instruments

Accounting policy: Derivative financial instruments

Derivative financial instruments are initially recognised at fair value on the date a contract is entered into and remeasured to their fair value at each reporting date.

Hedge accounting

The Group designates most of its derivatives as hedging instruments. At inception, each hedge relationship is formalised in hedge documentation. The Group determines the existence of an economic relationship between the hedging instrument and the hedged item based on the currency, amount and timing of respective cash flows, interest rates, tenors, repricing dates, maturities and notional amounts at inception. The Group assesses whether the derivative designated in each hedging relationship is expected to be, and has been, effective in offsetting the changes in cash flows of the hedged item.

When the derivatives meet the requirements of cash-flow hedge accounting, the effective portion of the change in the fair value of the derivatives is recognised in other comprehensive income and accumulated as a separate component of equity. Amounts deferred in equity are recycled to the income statement in the periods when the hedged item is recognised in the income statement. The ineffective portion is recognised in the income statement.

When the derivatives meet the requirements of fair value hedge accounting, changes in the fair value of the derivatives are taken directly to the income statement for the year, to offset the change in fair value of the hedged item also recorded in the income statement.

Hedge accounting is discontinued when the hedge instrument expires, is terminated or no longer qualifies for hedge accounting. When hedge accounting for cash-flow hedges is discontinued, the amount accumulated in the hedging reserve remains in equity until it is reclassified to the income statement in the same periods as the hedged expected future cash flows affect the income statement. If the hedged future cash flows are no longer expected to occur, the amounts accumulated in the hedging reserve are immediately reclassified to the income statement.

The Group's derivative financial instruments, comprising interest rate swaps and collars, are used to manage exposure to cash flow variability and interest rate risk. The majority are designated as hedging instruments and are recognised as derivative financial instruments in the statement of financial position. The details of the Group's hedging instruments are as follows.

	Currency	Interest rates	Maturity	Notional amount of hedging instrument	Carrying amount of the hedging instrument: asset	Carrying amount of the hedging instrument: liability	Change in value used for calculating hedge effectiveness
			Years		NZ\$000	NZ\$000	NZ\$000
2026							
Cash-flow hedges							
Interest rate derivatives	NZD	2.440%–4.613%	0–5	NZ\$530 million	1,131	(6,060)	3,821
Interest rate derivatives	AUD	3.561%–4.836%	0–5	A\$600 million	9,459	(628)	14,036
					10,590	(6,688)	17,857

	Currency	Interest rates	Maturity	Notional amount of hedging instrument	Carrying amount of the hedging instrument: asset	Carrying amount of the hedging instrument: liability	Change in value used for calculating hedge effectiveness
			Years		NZ\$000	NZ\$000	NZ\$000
2025							
Cash-flow hedges							
Interest rate derivatives	NZD	2.440%–4.815%	0–5	NZ\$645 million	1,132	(9,882)	(21,438)
Interest rate derivatives	AUD	3.561%–4.378%	2–6	A\$475 million	253	(5,458)	(2,848)
					1,385	(15,340)	(24,286)

The fair values of these derivatives are categorised as Level 2 under the fair value hierarchy in NZ IFRS 13. The fair values of these derivatives are derived using inputs that are observable, either directly (prices) or indirectly (derived from prices). The fair value of interest rate instruments is determined by discounting the future cash flows using the yield curves at the end of the reporting period and the credit risk inherent in the contract.

Cash-flow hedges

The Group holds various interest rate derivatives to provide an effective cash-flow hedge against floating interest rate variability on a defined portion of core debt. The hedge ratio is 1:1 as the notional amount of the interest rate derivatives matches the face value of the hedged bank loans. As the critical terms of the interest rate derivative contracts and the hedged item are the same, significant hedge ineffectiveness is not expected.

At 31 March 2026, the Group had a number of interest rate derivatives that were designated as cash-flow hedges. These derivatives have a total notional principal amount of approximately NZ\$1,250.2 million, which is made up of NZ\$530.0 million and A\$600.0 million (2025: NZ\$1,167.7 million). These derivatives cover terms of up to five years (2025: six years) and are effective for various periods. Some of these derivatives will become effective at a future date.

	2026	2025
	\$000	\$000
Notional principal amount		
Already effective at balance date	1,065,160	987,667
Forward starting	185,042	180,000
	1,250,202	1,167,667

These interest rate derivatives effectively change the Group's interest rate exposure on the principal covered from a floating rate to an average fixed rate ranging from 4.046% to 4.222% (2025: 3.997% to 4.264%). The notional principal amounts covered by these derivatives and the average contracted fixed interest rates for their remaining maturities are shown below.

	Average contracted fixed interest rate		Notional principal amount covered	
	2026	2025	2026	2025
	%	%	\$000	\$000
Within 1 year	4.046%	3.997%	1,250,202	1,082,667
1–2 years	4.062%	3.969%	1,174,192	1,052,667
2–3 years	4.216%	3.989%	898,181	899,657
3–4 years	4.167%	4.189%	592,113	651,629
4–5 years	4.222%	4.264%	287,071	421,074
5–6 years	-	4.022%	-	55,018

6.6 Share capital

Accounting policy: Ordinary shares

Incremental costs directly attributable to the issue of ordinary shares are recognised as deductions from equity.

Although the shares purchased for the leadership share scheme are treated as treasury stock under financial reporting standards, they are not of the type contemplated by section 67A of the Companies Act 1993. They carry the usual rights attached to shares such as the right to receive dividends (albeit subject to contractual requirements under the share scheme to apply dividend payments to repay loans) and the right to participate in corporate actions. On this basis, the treasury stock has been included in the calculation of basic and diluted earnings per share.

Issued and paid-up capital consists of 1,015,729,081 fully paid ordinary shares (2025: 1,015,712,784 shares) less treasury stock of 873,784 shares (2025: 1,170,990 shares). All shares rank equally in all respects.

Shares historically purchased on market under the leadership share scheme are treated as treasury stock (note 6.7) until they are vested to the employees.

	2026	2025	2026	2025
	Shares '000	Shares '000	\$000	\$000
Total ordinary shares (including treasury stock) opening balance	1,015,713	687,642	1,923,044	952,887
Ordinary shares issued:				
• Long-term incentive plan	16	-	58	-
• Equity raise	-	328,071	-	970,157
Total ordinary shares (including treasury stock) closing balance	1,015,729	1,015,713	1,923,102	1,923,044

Basic and diluted earnings per share (EPS)

	2026	2025 (restated)
Net profit/(loss) after tax (\$000)	(171,345)	(513,747)
Weighted average number of shares (in '000)	1,015,722	710,192
Basic EPS (cents per share)	(16.9)	(72.3)
Net profit/(loss) after tax (\$000)	(171,345)	(513,747)
Fair value of shares to settle share rights (\$000)	-	(179)
Adjusted net profit/(loss) after tax (\$000)	(171,345)	(513,926)
Weighted average number of shares (in '000)	1,015,722	710,192
Diluted EPS (cents per share)	(16.9)	(72.4)

Diluted earnings per share in 2025 were calculated with the assumption that shares were purchased from market to settle the share rights, rather than issuing new shares, as at that time the Board had not determined their preferred approach. The purchase of shares from the market to settle share rights does not affect the number of outstanding ordinary shares or the income statement. However, it does impact equity and is considered dilutive when share rights are out of the money.

The Board has since confirmed its intention to issue shares rather than purchasing on market and did so during the period. There is no dilutive impact on earnings per share for 2026, as the Group is in a loss-making position.

Net tangible asset (NTA) per share

	2026	2025 (restated)
NTA (\$000)	4,067,622	4,170,389
Ordinary shares at 31 March (in '000)	1,015,729	1,015,713
NTA per share (cents per share)	400.5	410.6

NTA is calculated as total assets less intangible assets and deferred tax assets, and less total liabilities.

6.7 Reserves and retained earnings

	Note	2026 \$000	2025 (restated) \$000
Reserves			
Asset revaluation reserve	6.7a	155,227	116,649
Cash-flow hedge reserve	6.7b	8,779	1,704
Foreign-currency translation reserve	6.7c	24,519	6,979
Treasury stock	6.7d	(12,110)	(16,280)
Share-based payments reserve	6.7e	1,052	348
Closing balance		177,467	109,400
a. Asset revaluation reserve			
Opening balance		116,649	126,290
Asset revaluation		42,929	36,320
Deferred tax movement	9.1	(4,351)	(45,961)
Closing balance		155,227	116,649
b. Cash-flow hedge reserve			
Opening balance		1,704	20,774
Change in fair value of interest rate derivatives	6.5	14,777	(903)
Reclassifications to profit or loss			
• As hedged transactions occurred		4,835	(17,630)
• Terminated derivatives released over the original term of the instrument		(7,256)	(6,454)
Deferred tax movement	9.1	(5,281)	5,917
Closing balance		8,779	1,704
c. Foreign-currency translation reserve			
Opening balance		6,979	3,551
(Loss)/gain on hedge of foreign-owned subsidiary net assets		(6,999)	(639)
Gain/(loss) on translation of foreign operations		22,579	4,100
Deferred tax movement	9.1	1,960	(33)
Closing balance		24,519	6,979
d. Treasury stock			
Opening balance		(16,280)	(34,730)
Acquisitions		-	-
Sale of treasury stock		4,170	18,450
Closing balance		(12,110)	(16,280)
e. Share-based payments reserve			
Opening balance		348	-
Equity-settled share-based payment	8.2	802	338
(Vesting)/forfeiture of share rights	8.2	(122)	-
Deferred tax movement	9.1	24	10
Closing balance		1,052	348

	2026	2025 (restated)
	\$000	\$000
Retained earnings		
Opening balance	2,151,763	2,677,601
Net profit/(loss) attributable to shareholders	(171,345)	(513,747)
Loss on disposal of treasury stock	(3,323)	(12,091)
Dividends paid	-	-
Closing balance	1,977,095	2,151,763

Nature of reserves

- Asset revaluation reserve reflects unrealised gains from the revaluation of aged care centres.
- Cash-flow hedge reserve reflects the cumulative effective gains or losses on cash-flow hedges.
- Foreign-currency translation reserve captures exchange differences from translating the financial statements of foreign operations into the Group's reporting currency.
- Treasury stock represents shares purchased on market under the previous leadership share scheme where they have not vested to the employee.
- Share-based payments reserve represents the accumulated value of equity-based compensation that has been recognised as an expense but not yet exercised.

Dividends paid

No dividends have been declared or paid in the 12 months to March 2026 (2025: nil).

7.0 Financial risk management

7.1 Financial risk management

The Group's activities expose it to a variety of financial risks being credit risk, market risk (including interest rate and foreign exchange risk) and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Group uses derivative financial instruments to hedge certain risk exposures.

7.2 Credit risk

Credit risk is the risk of a failure of a debtor or counterparty to honour its contractual obligations, resulting in financial loss for the Group. The Group's exposure to credit risk relates to cash and cash equivalents, derivative financial instruments, trade and other receivables, and advances to employees. The maximum credit risk at 31 March 2026 is the carrying amount of these financial assets.

In the normal course of business, the Group does not have significant concentrations of credit risk. The most significant individual debtor group comprises government organisations, with no other material concentrations identified. The Group typically requires settlement of the occupancy advance (either through payment, equity from a previous unit, or a deposit) before occupation of a unit, which significantly reduces credit exposure relating to residents. Credit risk associated with cash and cash equivalents and derivative financial instruments is managed by placing funds only with creditworthy financial institutions and by limiting exposure to any single institution.

The Group does not take security over the assets of its debtors but may require a guarantor. The Group has the right to set off any unpaid fees against an occupancy advance or refundable accommodation deposit. There were no material overdue debtors at 31 March 2026 (2025: \$Nil).

7.3 Market risk

Market risk is the risk that changes in market prices such as interest rates and exchange rates will affect the Group's assets, liabilities and financial performance.

a. Interest rate risk

Interest rate risk is the risk that fluctuations in interest rates affect the Group's financial performance or future cash flows or the fair value of its financial instruments.

The Group's interest rate risk arises mainly from loans and borrowings. Fixed rate borrowings expose the Group to changes in the fair value of the borrowings, while variable-rate borrowings expose the Group to variability in cash flows due to changes in interest rates.

The Group manages its exposure through a mix of fixed and variable-rate debt, and by using interest rate derivatives designated as hedging instruments for these borrowings (note 6.5).

The Group also has interest rate exposure under the terms of its occupancy agreements in New Zealand, and in respect of its refundable accommodation deposits in both New Zealand and Australia. Refer to notes 6.1 and 6.2.

- Although the occupancy agreements in New Zealand provide that the occupancy advance is repayable at the earlier of the receipt of the new occupancy advance from the incoming resident or at the end of a specified period (being either three years for contracts entered into before 1 October 2025 or 12 months for occupancy agreements entered into after that date), the Group is liable to pay interest if it does not repay the occupancy advance within six months from the date residents vacate their unit. The Group has the ability to manage its interest rate exposure by repaying the occupancy advance within six months.
- In New Zealand, a refundable accommodation deposit is repayable within 30 working days of a resident vacating their care room. The Group is liable to pay interest if it does not repay the deposit within that period. In Australia, the repayment obligation is within 14 days of a resident vacating their care room, or of sighting the probate or letters of administration. The Group is liable to pay interest at a base interest rate within the 14-day period, and at the higher maximum permissible interest rate after that. The Group manages these interest rate exposures by repaying the deposits within the prescribed refund period where possible.

Sensitivity

The following sensitivity analysis is based on the interest rate risk exposures in existence at the reporting date. The net exposure at balance date is representative of what the Group was and is expecting to be exposed to in the 12 months from balance date. At balance date, had the floating interest rates increased or decreased by 50 basis points, with all other variables held constant, profit and equity would have been affected as follows:

	2026	2025
	\$000	\$000
Increase in interest rates of 50 basis points		
Effect on profit after taxation – increase/(decrease)	(605)	(757)
Effect on equity after taxation – increase/(decrease)	9,982	11,386
Decrease in interest rates of 50 basis points		
Effect on profit after taxation – increase/(decrease)	605	757
Effect on equity after taxation – increase/(decrease)	(10,125)	(11,837)

b. Foreign currency risk

Foreign currency risk is the risk that the value of the Group's assets, liabilities and financial performance will fluctuate due to changes in foreign currency rates.

The Group is exposed to currency risk in AUD primarily due to its subsidiaries in Australia. The risk to the Group is that the value of the Australian subsidiaries' financial position and financial performance will fluctuate in economic terms and as recorded in the consolidated financial statements, due to changes in the NZD/AUD exchange rate.

The Group hedges the currency risk relating to its Australian subsidiaries by holding a portion of its borrowings (bank debt) in AUD. Any foreign currency movement in the net assets of the Australian subsidiaries is partially offset by an opposite movement in the AUD debt.

Sensitivity

The following sensitivity analysis is based on the foreign currency risk exposures in existence at the reporting date. The net exposure at balance date is representative of what the Group was and is expecting to be exposed to in the 12 months from balance date. At balance date, had the NZD moved either up or down by 10%, with all other variables held constant, profit and equity would have been affected as follows:

	2026	2025
	\$000	\$000
Increase in value of NZ dollar of 10%		
Effect on profit after taxation – increase/(decrease)	2,384	10,296
Effect on equity after taxation – increase/(decrease)	(18,198)	(15,530)
Decrease in value of NZ dollar of 10%		
Effect on profit after taxation – increase/(decrease)	(2,914)	(12,584)
Effect on equity after taxation – increase/(decrease)	22,242	18,982

7.4 Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due.

The Group evaluates its liquidity requirements on an ongoing basis and manages liquidity risk by maintaining undrawn banking facilities and sufficient cash. It regularly monitors both forecast and actual cash flows, as well as the maturity profiles of its financial assets and liabilities.

The Group manages the liquidity risk on occupancy advances through the contractual requirements in the occupation right agreement. The terms of these are discussed in note 7.3.

Nature and exposure of risk

The following table sets out the Group's liquidity profile for financial instruments, based on contractual undiscounted cash flows.

	Less than 1 year	1–5 years	Greater than 5 years	Total
	\$000	\$000	\$000	\$000
2026				
Financial liabilities				
Trade and other payables	95,816	-	-	95,816
Resident loans – aged care ¹	625,671	-	-	625,671
Resident loans – retirement living ¹	5,537,404	-	-	5,537,404
Bank loans	66,312	1,171,520	497,939	1,735,771
Retail bond	152,734	-	-	152,734
Lease liabilities	2,998	7,762	102	10,862
Total	6,480,935	1,179,282	498,041	8,158,258
2025				
Financial liabilities				
Trade and other payables	113,578	-	-	113,578
Resident loans – aged care ¹	500,449	-	-	500,449
Resident loans – retirement living ¹	5,213,348	-	-	5,213,348
Bank loans	78,641	1,651,043	-	1,729,684
Retail bond	3,690	152,869	-	156,559
Lease liabilities	3,620	10,426	1,051	15,097
Total	5,913,326	1,814,338	1,051	7,728,715

¹These liabilities have demand features and therefore have contractual maturity dates that could occur in less than one year. They are unlikely to be called on demand due to the Group's long history of gradual resident turnover, the highly diverse and geographically spread resident base, and the absence of alternative accommodation models at scale. In the current year the Group repaid \$566.7 million relating to retirement living occupancy advances (2025: \$532.3 million).

7.5 Capital management

The Group's capital includes share capital, reserves and retained earnings. The objective of the Group's capital management is to ensure that long-term business plans can be achieved in a profitable and financially sustainable manner that enhances shareholder returns and benefits all stakeholders.

The Group's capital is managed at the parent company level, with oversight from the Board of Directors. Adjustments are made to the structure with Board approval, considering economic conditions at the time.

The Group is also subject to capital requirements imposed by its banks and lenders.

8.0 Related party transactions

8.1 Key management personnel compensation

Key management personnel are those who have authority and responsibility for planning, directing and controlling the activities of the Group. The Group considers that this is the directors and the Senior Executive Team.

The amounts disclosed in the table are the amounts recognised as an expense during the reporting period related to key management personnel.

	2026	2025
	\$000	\$000
Short-term employee benefits	5,711	7,179
Employer contributions to post-employment benefits		
– KiwiSaver/Superannuation	227	239
Termination benefits	1,161	2,799
Share-based payment transactions (long-term incentive plan) (note 8.2)	737	338
Directors' fees	1,064	1,038
Total key management personnel and directors' compensation	8,900	11,593

8.2 Equity-settled share-based payments

The Group operates a long-term incentive plan (LTIP) under which performance share rights are granted to eligible members of the Senior Executive Team, as approved by the Board. These rights entitle participants to receive ordinary shares in Ryman Healthcare Limited upon vesting. The awards have no exercise price and no contractual term, and there are no cash-settlement alternatives. The Group has no past practice of cash settlement, and accordingly, the LTIP is accounted for as an equity-settled share-based payment.

The number of share rights allocated is determined by applying the 10-day volume-weighted average price (VWAP) of the Company's shares to a specified percentage of base salary. Share rights vest over a three-year period, subject to market-based performance conditions.

The grant-date fair value of the share rights is expensed on a straight-line basis over the three-year vesting period, based on the number of awards expected to vest, with a corresponding increase in equity. At each reporting date, the Group reviews its estimate of the number of share rights expected to vest and adjusts the cumulative expense recognised to date accordingly. If the service requirement is not met and the share rights are forfeited, the Group reverses the cumulative expense previously recognised in the period of forfeiture. If market-based vesting conditions (such as total shareholder return hurdles) are not met, the share rights do not vest, and no adjustment is made to the grant-date fair value or to the cumulative expense already recognised.

The cumulative expense recognised for performance share rights is credited to the share-based payment reserve within equity over the vesting period. Upon vesting, the balance relating to vested awards is transferred from the share-based payment reserve to share capital.

	2026	2025
	Number outstanding	Number outstanding
Opening balance	525,361	-
Granted during the year	1,161,276	525,361
Forfeited during the year	(122,129)	-
Vested during the year	(16,296)	-
Closing balance	1,548,212	525,361

Share rights granted during the year are subject to the following three-year performance hurdles:

- Up to 50% vest based on absolute annual compounded total shareholder return relative to the Group's cost of equity
- Up to 50% vest based on relative total shareholder return performance compared with the NZX50 Index.

Valuation methodology

The fair value of the performance share rights is measured at the grant date using a Monte Carlo simulation model. The valuation incorporates all market-based performance conditions and the specific terms of the awards. Non-market conditions, such as the three-year service requirement, are excluded from the grant-date fair value.

The Monte Carlo model simulates the 10-day VWAP at the vesting date for the Company and the closing share prices (and corresponding 10-day VWAPs) of NZX50 Index companies (including Ryman Healthcare Limited). The model compares the simulated relative total shareholder return performance and incorporates the correlation between the Company's share price and the NZX50 Index constituents.

Key assumptions

The table below outlines the model inputs used to value the share rights granted under the long-term incentive plan in the current year.

	Valuation inputs
Weighted average fair values at the measurement date	\$1.23
Commencement date	1 July 2025
Valuation date	14 July 2025
VWAP at valuation date	\$2.36
VWAP at commencement date	\$2.23
VWAP volatility	31%
Dividend reinvestment factor	100%
Dividend yield	0%

The volatility assumption is representative of the level of uncertainty expected in the movements of the Group's share price over the life of the options. VWAP volatilities are based on the Group's VWAP returns over a historical period from the valuation date that matches the remaining duration of the respective tranches.

8.3 Related-party transactions

The Group enters into transactions with other entities that some of the directors may have interest in or sit on the Board of. Any transactions undertaken with these entities have been entered into on standard commercial terms and in the ordinary course of business. No director is involved in the quoting for or provision of services by these entities to the Group.

	Transactions		Amounts owing at year-end	
	2026	2025	2026	2025
	\$000	\$000	\$000	\$000
Construction and infrastructure services – Fulton Hogan Limited	715	1,371	18	89

Dean Hamilton is a director/shareholder of Fulton Hogan Limited, which provided construction and infrastructure services to the Group.

Utilities

James Miller was a director of Mercury NZ Limited until 19 September 2025. Transactions related to utilities are not quoted in the table above as they occur under standard commercial terms and the director had no involvement in the day-to-day operations.

8.4 Trading subsidiaries

The operating subsidiaries are listed below:

- Anthony Wilding Retirement Village Limited
- Bert Newton Retirement Village Pty Ltd
- Bert Sutcliffe Retirement Village Limited
- Bob Owens Retirement Village Limited
- Bob Scott Retirement Village Limited
- Bruce McLaren Retirement Village Limited
- Café Ryman Russley Road Limited
- Charles Brownlow Retirement Village Pty Ltd
- Charles Fleming Retirement Village Limited
- Charles Upham Retirement Village Limited
- Deborah Cheetham Retirement Village Pty Ltd
- Diana Isaac Retirement Village Limited
- Edmund Hillary Retirement Village Limited
- Ernest Rutherford Retirement Village Limited
- Essie Summers Retirement Village Limited
- Evelyn Page Retirement Village Limited
- Frances Hodgkins Retirement Village Limited
- Grace Joel Retirement Village Limited
- Hilda Ross Retirement Village Limited
- Hubert Opperman Retirement Village Pty Ltd
- James Wattie Retirement Village Limited
- Jane Mander Retirement Village Limited
- Jane Winstone Retirement Village Limited
- Jean Sandel Retirement Village Limited
- John Flynn Retirement Village Pty Ltd
- Julia Wallace Retirement Village Limited
- Keith Park Retirement Village Limited
- Kevin Hickman Retirement Village Limited
- Kiri Te Kanawa Retirement Village Limited
- Linda Jones Retirement Village Limited
- Logan Campbell Retirement Village Limited
- Malvina Major Retirement Village Limited
- Margaret Stoddart Retirement Village Limited
- Miriam Corban Retirement Village Limited
- Murray Halberg Retirement Village Limited
- Nellie Melba Retirement Village Pty Ltd
- Ngaio Marsh Retirement Village Limited
- Patrick Hogan Retirement Village Limited
- Possum Bourne Retirement Village Limited
- Raelene Boyle Retirement Village Pty Ltd
- Rita Angus Retirement Village Limited
- Rowena Jackson Retirement Village Limited
- Ryman Aged Care (Australia) Pty Ltd
- Ryman Construction Pty Ltd
- Ryman Healthcare (Australia) No. 11 Pty Ltd (Essendon Terrace)
- Ryman Healthcare (Australia) Pty Ltd
- Ryman Napier Limited
- Ryman Northwood Retirement Village Limited (Richard Hadlee Retirement Village)
- Shona McFarlane Retirement Village Limited
- Weary Dunlop Retirement Village Pty Ltd
- William Sanders Retirement Village Limited
- Yvette Williams Retirement Village Limited

9.0 Other

9.1 Income tax

Accounting policy: Income tax

Tax expense comprises current and deferred tax. Tax expense is recognised in the income statement except when it relates to items recognised in other comprehensive income or directly in equity. In this case, tax expense is recognised in other comprehensive income or in equity.

Deferred tax is provided for temporary differences between the carrying amount of assets and liabilities for financial reporting and the amounts used for taxation purposes. Deferred tax is not provided for on land and on temporary differences arising from the initial recognition of assets or liabilities that affect neither accounting profit nor taxable profit, and do not give rise to equal taxable and deductible temporary differences.

The amount of deferred tax provided is based on the way the carrying amount of assets and liabilities are expected to be realised and settled. The Group assesses deferred tax on investment properties on the basis that the asset value will be realised through use. The carrying value of the Group's investment properties is determined on a discounted cash flow basis and includes cash flows that are both taxable and non-taxable in the future. The Group recognises deferred tax on cash flows with a future tax consequence.

A deferred tax asset is recognised to the extent that the entity has sufficient taxable temporary differences or it is probable that future taxable profits will be available against which the asset can be used in the case of recognising tax losses.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the Group intends to settle current tax assets and liabilities on a net basis.

Income tax recognised in income statement

	2026	2025
	\$000	\$000
Tax expense comprises:		
Current tax expense	-	-
Deferred tax expense/(credit)	(6,268)	221,442
Total income-tax expense/(credit)	(6,268)	221,442

The tax rate used in the below reconciliation is the corporate tax rate in New Zealand of 28% (2025: 28%). The corporate tax rate in Australia is 30% (2025: 30%).

Reconciliation between prima facie taxation and tax expense

	2026	2025
	\$000	\$000
(Loss)/profit before income tax	(177,613)	(292,305)
Income tax expense calculated at 28%	(49,732)	(81,845)
Tax effects of:		
• Non-taxable fair value movement of investment property	26,915	(26,009)
• Property movements	(1,955)	6,434
• Capitalised interest	(4,104)	(14,949)
• Non-deductible impairment (credit)/loss	(1,510)	43,234
• Tax losses not recognised	8,085	269,190
• Interest deductions not recognised	17,512	25,308
• Other	(1,479)	79
Total income-tax expense/(credit)	(6,268)	221,442
Effective tax rate	3.5%	(75.8%)

Amounts charged or credited to other comprehensive income or equity

	2026	2025
	\$000	\$000
Tax effect of:		
• Revaluation of property, plant and equipment	4,351	45,961
• Fair value movement in cash-flow hedge reserve	5,281	(5,917)
• Other	(3,364)	(1,903)
Total income-tax expense/(credit)	6,268	38,141

Deferred tax asset/(liability)

	Opening balance	Recognised in income	Recognised in equity	Closing balance
	\$000	\$000	\$000	\$000
2026				
Property, plant and equipment	(109,536)	(30,547)	(6,124)	(146,207)
Investment properties	(21,827)	(8,480)	3,750	(26,557)
Deferred management fee	(148,485)	(23,528)	(2,441)	(174,454)
Derivative financial instruments	3,978	(1,647)	(1,674)	657
Other	21,836	(1,177)	340	20,999
Tax losses recognised	254,034	71,648	(119)	325,562
Total deferred tax asset/(liability)	-	6,268	(6,268)	-
	Opening balance	Recognised in income	Recognised in equity	Closing balance
	\$000	\$000	\$000	\$000
2025				
Property, plant and equipment	(80,582)	17,026	(45,980)	(109,536)
Investment properties	20,503	(42,342)	12	(21,827)
Deferred management fee	(137,690)	(10,596)	(199)	(148,485)
Derivative financial instruments	(2,897)	23	6,852	3,978
Other	18,635	3,180	21	21,836
Tax losses recognised	441,614	(188,733)	1,153	254,034
Total deferred tax asset/(liability)	259,583	(221,442)	(38,141)	-

Tax losses

The Group has the following amounts of gross tax losses available to offset future taxable income in New Zealand and Australia.

	2026	2026	2025	2025
	NZ	AU	NZ	AU
	NZ\$000	A\$000	NZ\$000	A\$000
Tax losses – revenue	1,566,685	488,729	1,378,782	415,521
Tax losses – capital	-	54,097	-	25,619
Total gross tax losses available	1,566,685	542,826	1,378,782	441,140
Recognised tax losses	1,002,528	124,560	873,118	28,964
Unrecognised tax losses	564,157	418,266	505,664	412,176
Total gross tax losses	1,566,685	542,826	1,378,782	441,140

Unrecognised tax losses

The unrecognised tax losses remain available to the Group for future use, provided the relevant requirements under applicable tax legislation are met. This includes satisfying the shareholding continuity requirements, or where applicable, the New Zealand and Australian business continuity tests.

Unrecognised tax losses can be carried forward indefinitely and continue to represent a potential future tax benefit to the Group; however, no deferred tax asset has been recognised as the Group does not consider it probable that sufficient taxable profits will be available.

Unrecognised tax deductions – interest

Thin capitalisation interest limitation rules in Australia limit net interest deductions to 30% of an entity's tax EBITDA (which is broadly based on the concept of taxable income before interest and depreciation). The Australian subsidiaries' current tax profile means they are denied a deduction for their net interest costs in the current period but are permitted to carry forward the denied interest deductions for up to 15 years, subject to satisfying certain integrity rules at the time the denied interest deductions are sought to be recouped. Denied interest deductions relate to interest incurred on Australian borrowings secured over New Zealand assets. The disclosed balance has been determined on the assumption that the amount and interest rate on these borrowings is consistent with arm's length terms. Should the Group pursue the use of these deductions, it intends to undertake an analysis to validate this assumption, and the outcome may result in an adjustment to the disclosed balance. The Group has not recognised a deferred tax asset in respect of denied net interest deductions.

	2026	2026	2025	2025
	NZ	AU	NZ	AU
	NZ\$000	A\$000	NZ\$000	A\$000
Denied interest deductions	-	123,939	-	76,666

Imputation credit memorandum account

	2026	2025
	\$000	\$000
Imputation credits available to shareholders of the parent company	642	1,024

9.2 Commitments

The Group had commitments relating to construction contracts amounting to \$47.0 million at 31 March 2026 (2025: \$88.0 million).

9.3 Contingent liabilities

There are no material contingent liabilities at 31 March 2026 (2025: none).

9.4 Subsequent events

In May 2026, the Group entered a sale and purchase agreement to sell the Kealba site (Melbourne, Australia) for A\$30.9 million, broadly in line with the carrying value. Settlement is expected in FY28.

There have been no other events subsequent to 31 March 2026 that materially impact on the results reported.



Independent auditor's report

To the shareholders of Ryman Healthcare Limited

Our opinion

In our opinion, the accompanying consolidated financial statements (the financial statements) of Ryman Healthcare Limited (the Company), including its subsidiaries (the Group), present fairly, in all material respects, the financial position of the Group as at 31 March 2026, its financial performance, and its cash flows for the year then ended in accordance with New Zealand Equivalents to International Financial Reporting Standards (NZ IFRS) and International Financial Reporting Standards Accounting Standards (IFRS Accounting Standards).

What we have audited

The Group's financial statements comprise:

- the consolidated statement of financial position as at 31 March 2026;
- the consolidated income statement for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)) and International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board (PES 1) and the *International Code of Ethics for Professional Accountants (including International Independence Standards)* issued by the International Ethics Standards Board for Accountants (IESBA Code), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with PES 1 and the IESBA Code.

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In our capacity as auditor and assurance practitioner, our firm also provides other assurance services. Our firm also carries out other services relating to the provision of whistleblower services to the Group. In addition, certain partners and employees of our firm may deal with the Group on normal terms within the ordinary course of trading activities of the business. The firm has no other relationship with, or interests in, the Group.

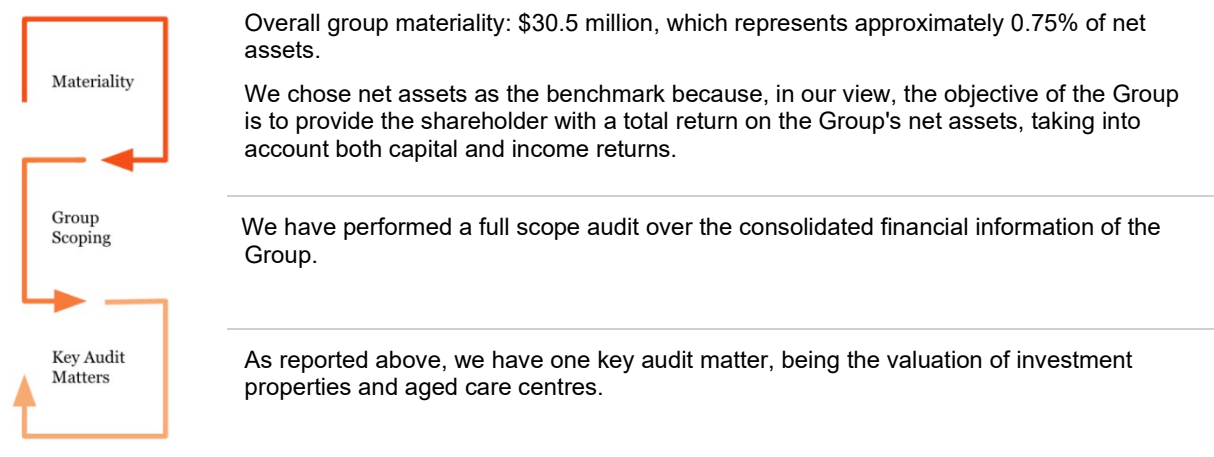
Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current year. This matter was addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

Description of the key audit matter	How our audit addressed the key audit matter
Valuation of investment properties and aged care centres The Group's property assets include investment properties (including development land) and aged care centres (encompassing freehold land, buildings and property under development) with carrying values of \$10,930.0 million and \$1,027.2 million, respectively and represent the majority of the assets held by the Group as at 31 March 2026. Investment properties and aged care centres are disclosed in notes 5.3 and 5.2 of the financial statements. Investment properties and aged care centres are generally carried at fair value. Construction work in progress for investment properties and aged care centres under development are carried at cost less any impairment until fair value becomes reliably measurable. The valuation of the Group's investment properties and aged care centres is inherently subjective due to, amongst other factors, inputs into the valuations that are unobservable through available market information, and also the need to consider individual characteristics of each village including its location, its resident profile and the expected future cash flows for that particular village. Given the existence of significant estimation uncertainty, coupled with the fact that only a small percentage difference in individual valuation assumptions, when aggregated, could result in a material misstatement, and considering the significance of investment properties and aged care centres to the Group, we determined this to be a key audit matter. The valuations were performed by independent registered valuers (the Valuers). The Valuers engaged by the Group are experienced in the markets in which the Group operates. In preparing their valuations, the Valuers took into account property specific information such as unit prices, anticipated price growth rates, and discount rates for investment properties and capitalisation rates and market value per care bed for aged care centres. The Valuers also considered the qualities of each property as a whole, including estimates for any forecast remediation works. The Valuers then applied these assumptions in conjunction with available market data and transactions, to arrive at a point estimate.	The valuation of investment properties and aged care centres is inherently subjective given that there are assumptions, estimates and methodologies that may result in a range of values. We held discussions with management to understand the movements in the Group's investment properties and aged care centres, changes in the condition of the properties, and the controls in place over the valuation process. In assessing the valuations, we read the valuation reports and held separate discussions with the Valuers to gain an understanding of the assumptions and estimates used and the valuation methodology applied. We carried out procedures, on a sample basis, to test whether the key inputs in the valuations that were supplied to the Valuers by the Group reflected the underlying records held by the Group. We considered the estimated cost of remediation works and agreed the forecast remediation costs to supporting evidence. We engaged our own in-house valuation expert to critique and independently assess the work performed and key assumptions used by the Valuers. In particular, we compared the key assumptions used by the Valuers to our in-house valuation expert's knowledge gained from reviewing valuations of similar properties, known transactions and market data. We also considered whether or not there was bias in determining significant assumptions in individual valuations and found no evidence of bias. We also assessed the Valuers' qualifications, expertise, and objectivity, and we found no evidence to suggest that the objectivity of any Valuer, in their performance of the valuations, was compromised. We concluded that the valuation approach for each investment property and aged care centre was in accordance with relevant accounting standards and suitable for use in determining the fair value of investment properties and aged care centres as at 31 March 2026. We also considered the appropriateness of the related disclosures made in the financial statements.

Our audit approach

Overview



As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance about whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall group materiality for the financial statements as a whole as set out above. These, together with qualitative considerations, helped us to determine the scope of our audit, the nature, timing and extent of our audit procedures, and to evaluate the effect of misstatements, both individually and in the aggregate, on the financial statements as a whole.

How we tailored our group audit scope

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon and the Climate-Related Disclosures. The Annual Report and the Climate-Related Disclosures are expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the other information not yet received, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Directors and use our professional judgement to determine the appropriate action to take.

Responsibilities of the Directors for the financial statements

The Directors are responsible, on behalf of the Company, for the preparation and fair presentation of the financial statements in accordance with NZ IFRS and IFRS Accounting Standards, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) and ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located at the External Reporting Board's website at:

<https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-1-1/>

This description forms part of our auditor's report.

Who we report to

This report is made solely to the Company's shareholders, as a body. Our audit work has been undertaken so that we might state those matters which we are required to state to them in an auditor's 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 audit work, for this report, or for the opinions we have formed.

The engagement partner on the audit resulting in this independent auditor's report is Samuel Shuttleworth.

For and on behalf of



PricewaterhouseCoopers
25 May 2026

Auckland