



Annual Shareholders Meeting
1 September 2022

Board of Directors



Brien Cree
Executive Chair



Duncan Cook
Executive Director



Bret Jackson
Independent Director



Mary Gardiner
Independent Director



Hamish Stevens
Independent Director

About Radius Care



Our Purpose

To be New Zealand's leading provider of healthcare services, enabling our residents to age in place and to deliver returns to shareholders through capital growth and tax-paid distributions.



Our Team

1,600+ employees, lead by a management team with strong aged care credentials.

Founder Brien Cree, remains committed to the business and is an Executive Chairman focused on driving Radius Care's growth.

Recent appointment of Andrew Peskett as CEO, Wendy Jenkins as CFO and Richard Callander as CSO, brings further leadership and operational expertise to our management team.



Our Operations

We operate 23 aged care facilities across New Zealand, comprising 1,784 care beds. Radius Care owns 12 of these facilities and leases 11.

Radius Care also owns and operates three retirement villages comprising 101 units.



Our Strategy

Since listing on the NZX in December 2020, we have been executing our growth strategy.

We've acquired one aged care facility and a small retirement village and entered into an agreement to purchase another.

We've purchased eight of our leased properties.

We are also optimising our existing portfolio through increased premium charging and rolling out Occupation Right Agreements on care suites at selected development sites.



Our Focus

Our aged care offering is focused on the high acuity and specialist care segment of the market.

This segment has the strongest expected demand growth.

Radius Care has the highest per Care Bed EBITDA margins across the industry, as well as strong barriers to entry.



1,784
Care Beds



1,600+
Employees



1,700+
Residents



23
Care Facilities

2022 ASM Agenda

1

Strategy Overview

Brien Cree, Executive Chair

2

Business Update

Andrew Peskett, Chief Executive Officer

3

Q&A Opportunity

4

Resolutions and Voting

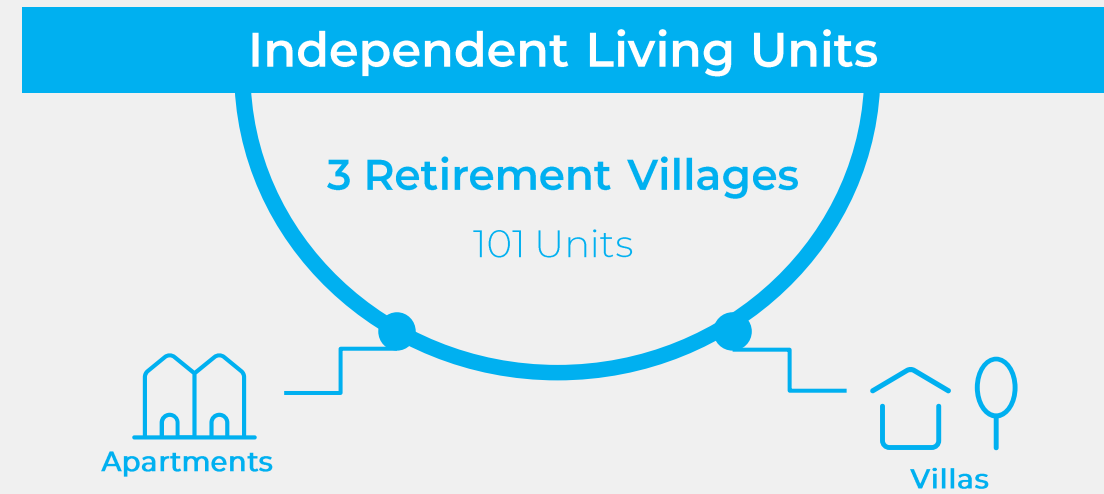
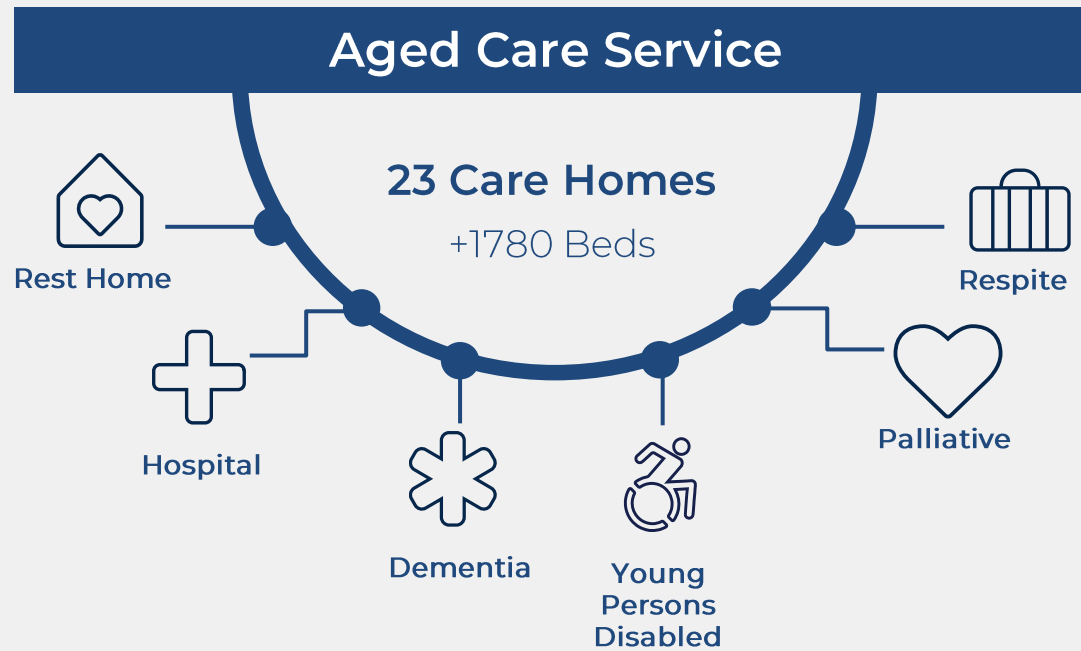
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General Business

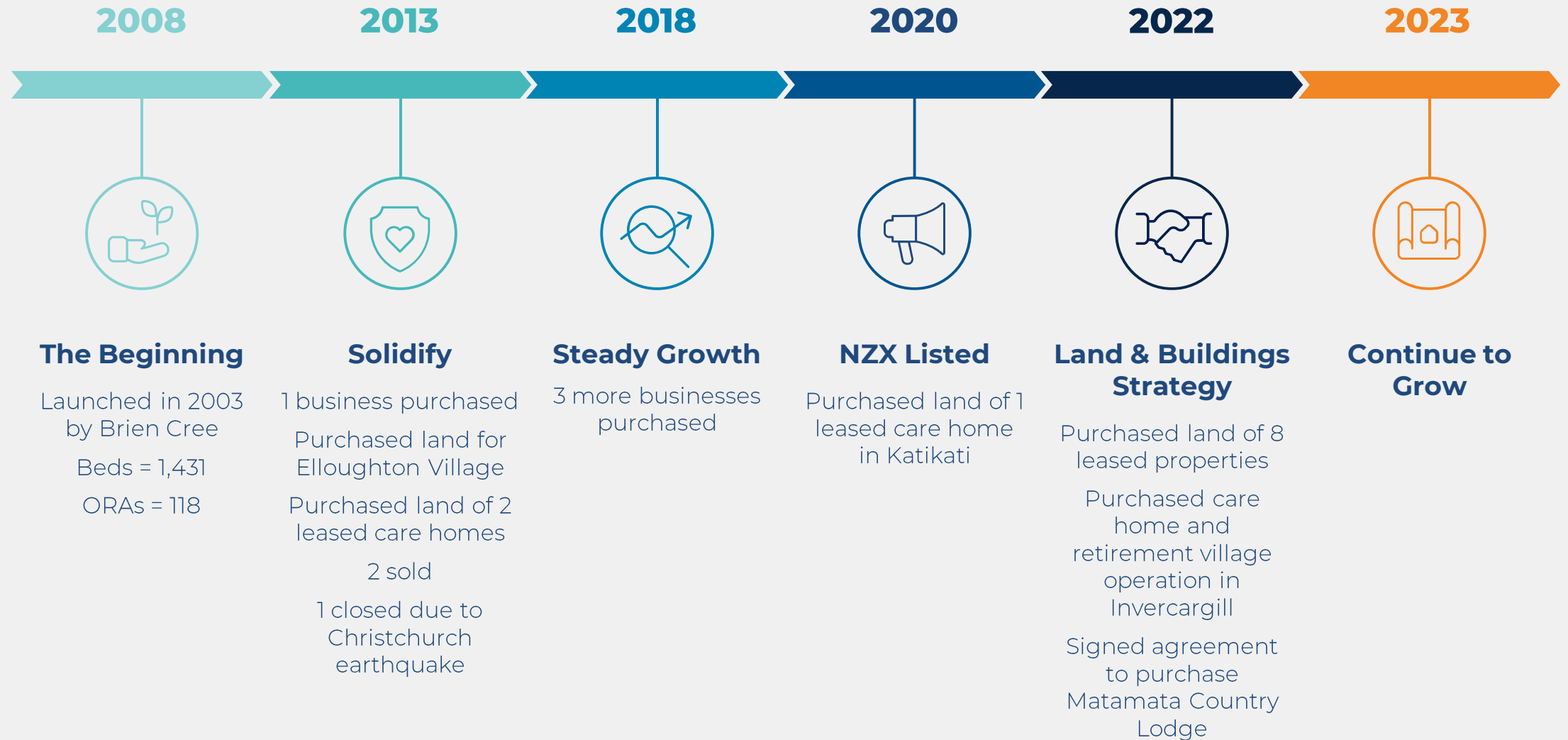
Strategy and growth plan overview

Brien Cree, Executive Chair

Two main business streams



Radius Care's Growth



Growth path driven by strategy

Four pillars of strategy



Purchase the land and buildings of strategically important facilities we currently operate;



Undertake Brownfield developments which means increasing the number of beds at a site;



Undertake Greenfield developments which means buy land and build a complete new facility; and



Buy facilities from third parties where the acquisition is value accretive.

Stages to date



Position for NZX listing.



Introduce care suites product.



Start development of land bank portfolio of additional beds and independent living units.



Continued acquisition:

- Ohaupo transaction and capital raise.
- Clare House acquisition.
- UCG transaction and new ASB banking facility.
- Matamata acquisition.

Portfolio activity

Thornleigh Park NEW PLYMOUTH

24 Care Beds
Construction underway



Lexham Park KATIKATI

41 Care Suites
Commencing early 2023



Taupaki Gables AUCKLAND

20 Care Beds
Commencing late 2022



Northwood CHRISTCHURCH

67 Villas 27 Apartments
30 Care Suites 70 Care Beds
Commencing mid 2023

Executive Team



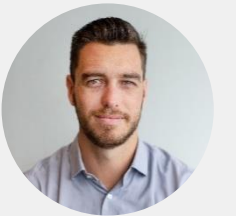
Andrew Peskett
CEO
February 2022



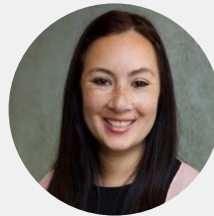
Wendy Jenkins
CFO
July 2022



Richard Callander
CSO
August 2022



Sam Carey
GM, Sales,
Marketing & Retail
October 2011



Trish Evers
GM, People
July 2017



Gared Thomas
GM, Property
Development
May 2019



Kayleen Currie
Information Systems
Manager
October 2019



Business update

Andrew Peskett, CEO



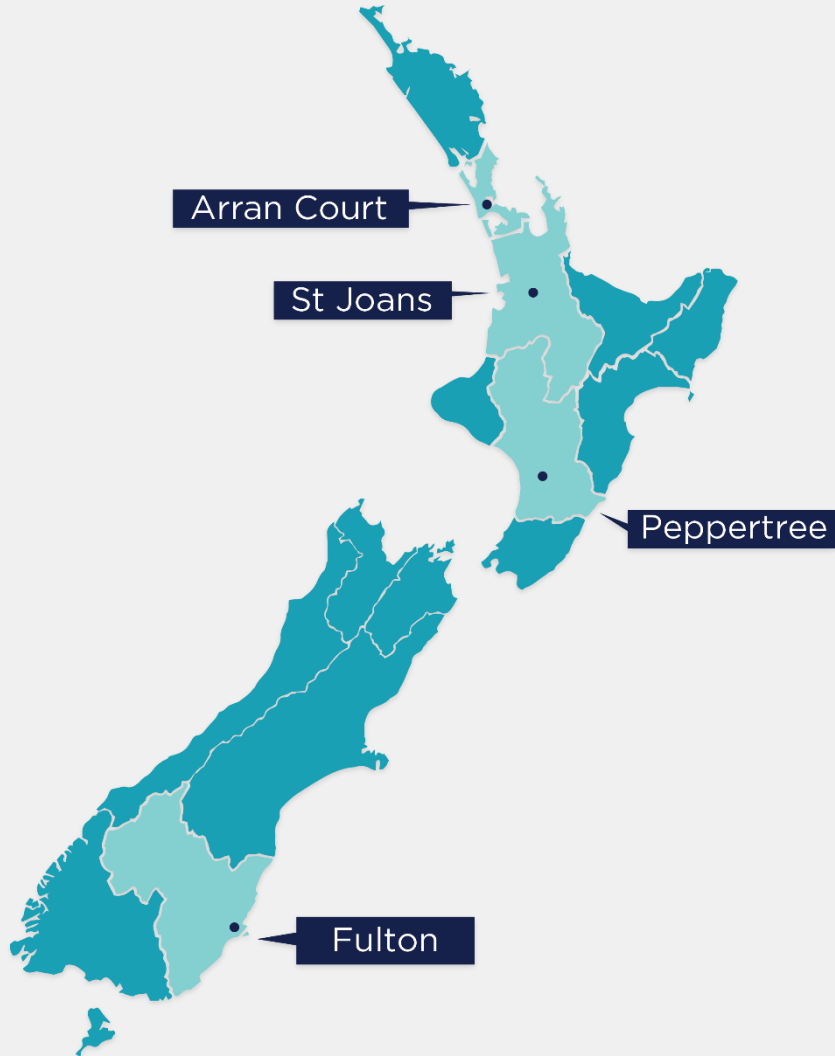
Exceptional people,
delivering
exceptional care



Matamata Country Lodge

Care Suite product to be launched in second half of FY24

First Care Suites at
Lexham Park followed by
availability at other
facilities. Target is the
majority of pipeline beds
to be Care Suites.



Concept Stage

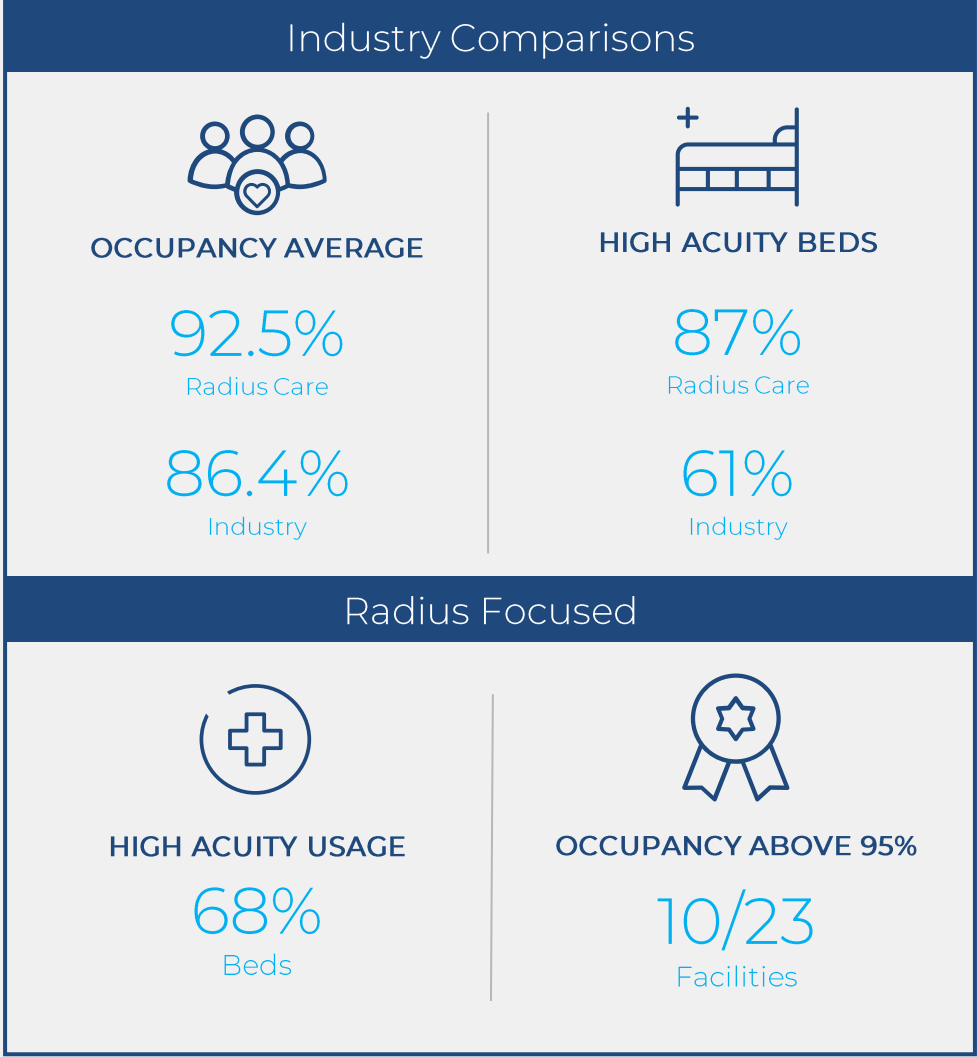
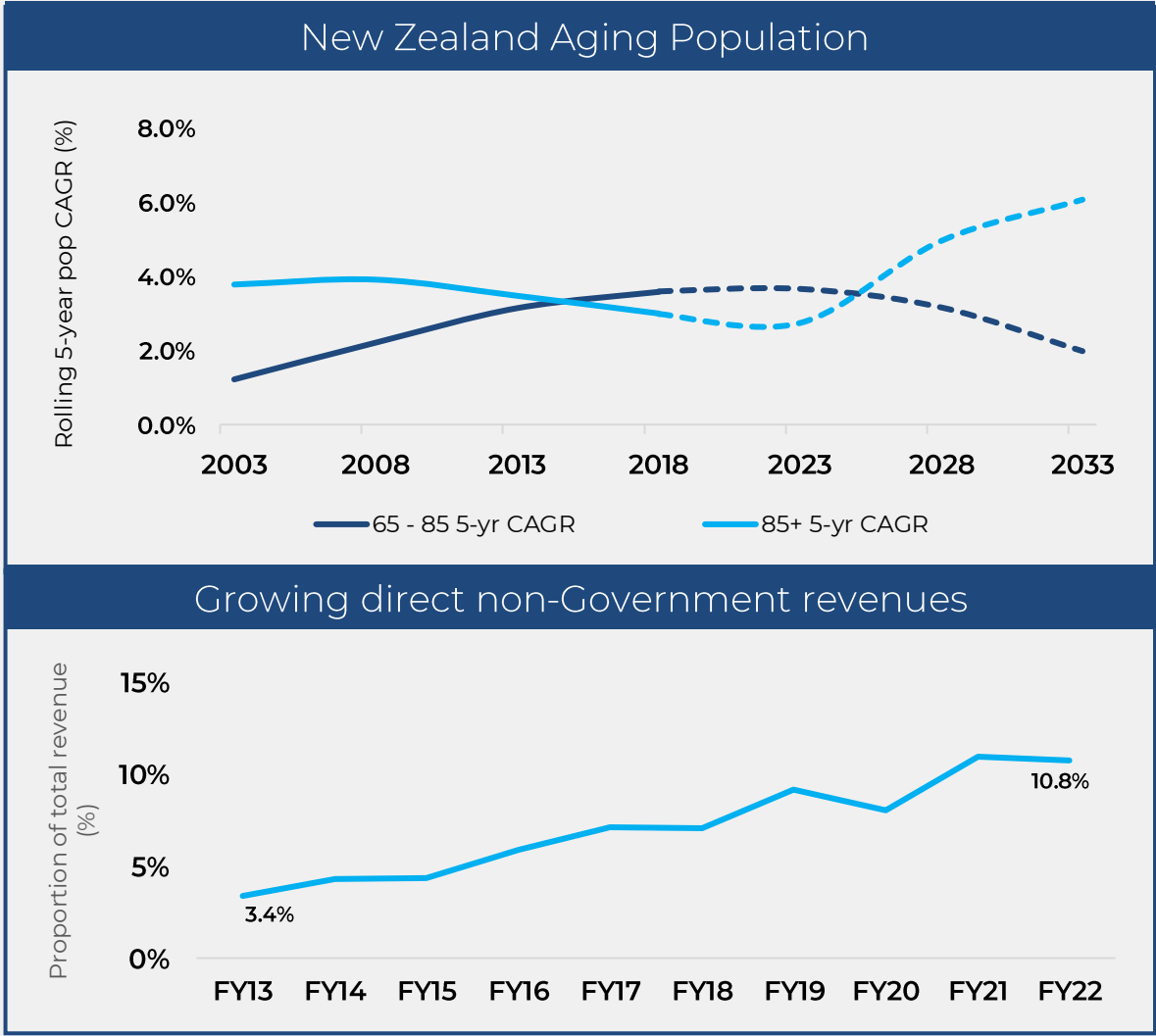
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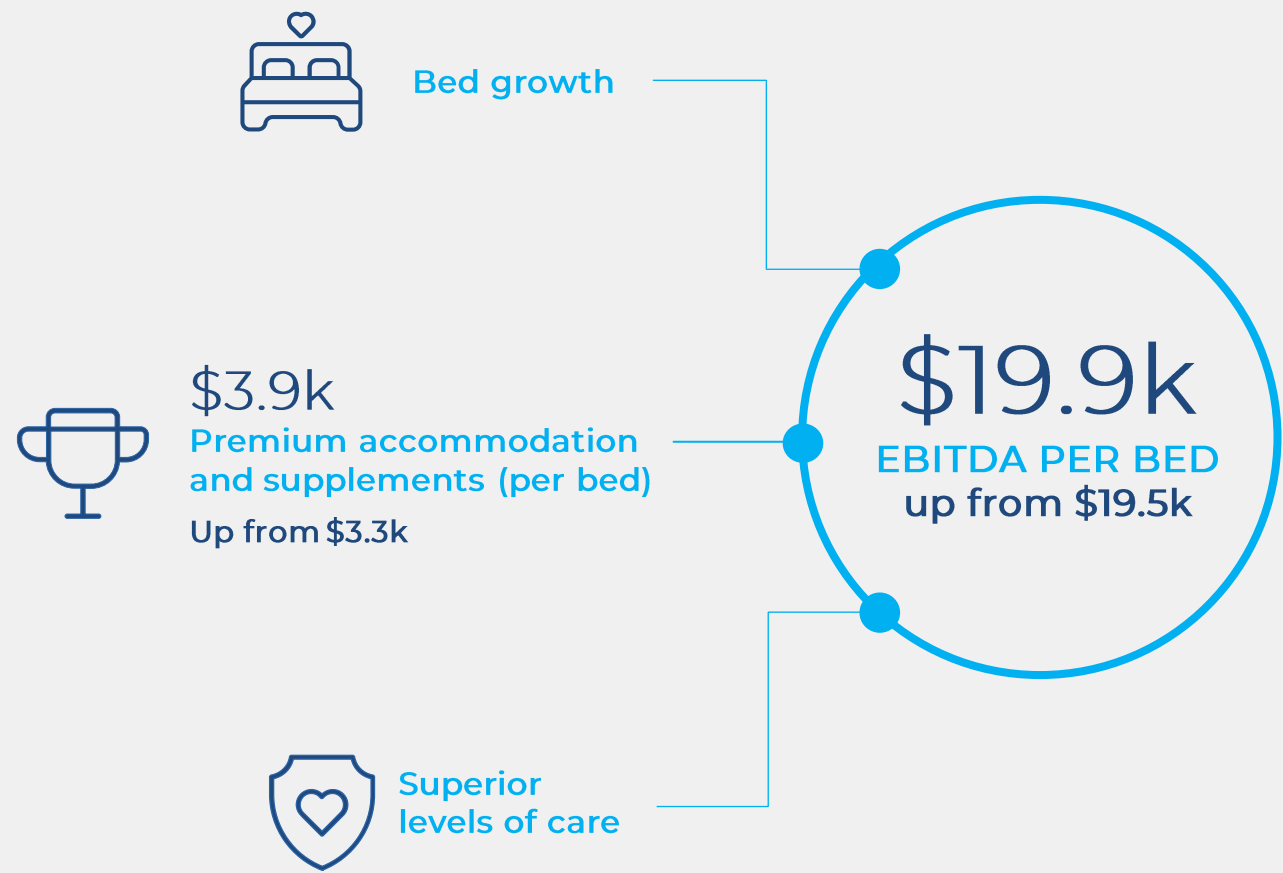
Detailed Design Stage

 71 Care Suites
94 ILU Villas/
Apartments

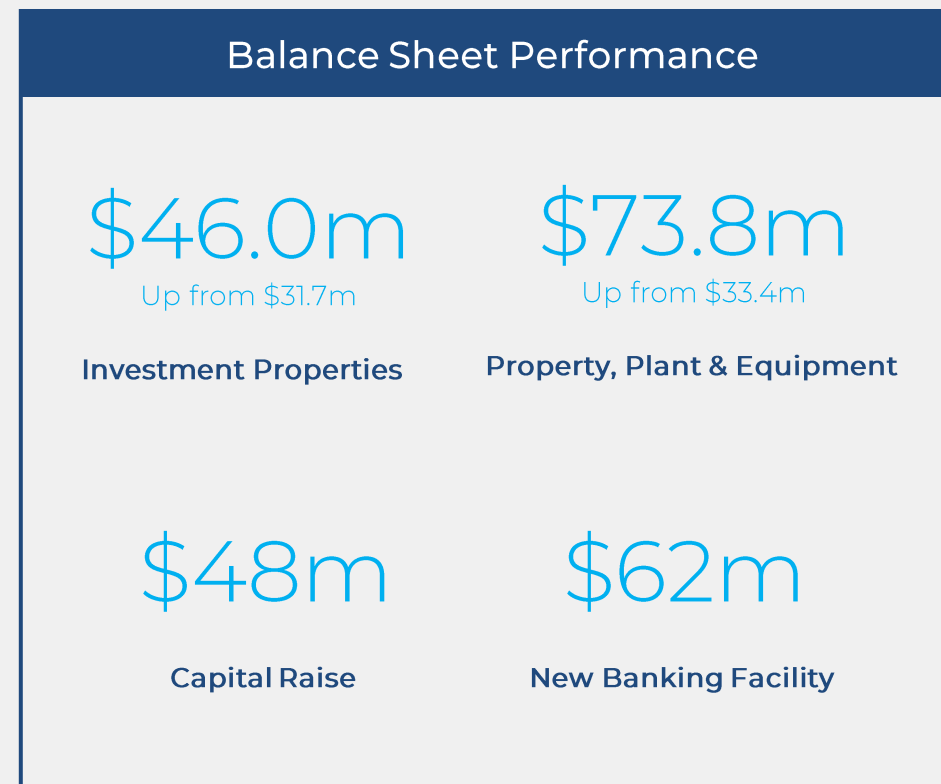
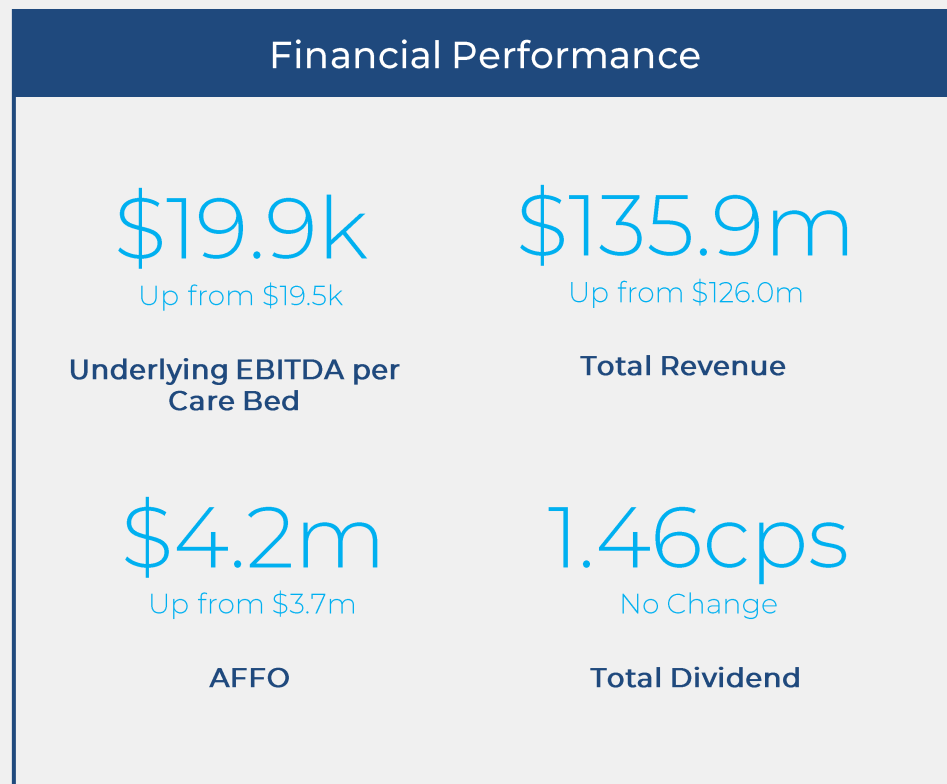
Growth drivers and outlook



Growing Underlying EBITDA per Care Bed



FY22 Overview



Q&A



Resolutions

1.

AUDITOR REMUNERATION



That the directors be authorised to fix the fees and expenses of Baker Tilly Staples Rodway as auditor for the ensuing year.

2.

DIRECTOR ELECTION



That Bret Jackson be re-elected as a director of Radius Care.

General Business



Thank You

