

RYMAN HEALTHCARE

# Annual meeting

29 July 2021



# Voting and asking questions

The screenshot shows a website interface with a top navigation bar. On the left is a logo with the letters 'R' and 'RMA'. In the center of the bar is the text 'HELP NUMBER 0800 200 220'. To the right are three orange buttons: 'Ask a Question', 'Get a Voting Card', and 'Exit Meeting' with an external link icon. Below the navigation bar is a large photograph of six people sitting on a lawn under a tree. Two blue arrows point from the photo to two orange buttons below: 'Voting Card' points to a button with a plus sign and the text 'Get a Voting Card'; 'Question box' points to a button with a question mark and the text 'Ask a Question'. To the right of these buttons is a 'Downloads' section with a list of documents: 'Notice of meeting' and 'Annual report'.

HELP NUMBER  
0800 200 220

Ask a Question

Get a Voting Card

Exit Meeting ↗

Voting Card

Question box

+  
Get a Voting Card

?  
Ask a Question

Downloads

- Notice of meeting
- Annual report

# 2021 annual report

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## Full year highlights

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**Underlying profit\*** of \$224.4 million, a decrease of 7.3%

**Reported (IFRS) profit** of \$423.1 million, up 59.8%

**Full year dividend** of 22.4 cents per share, reflecting 50% of underlying profit

We have now returned more than **\$1 billion** to shareholders since 1999

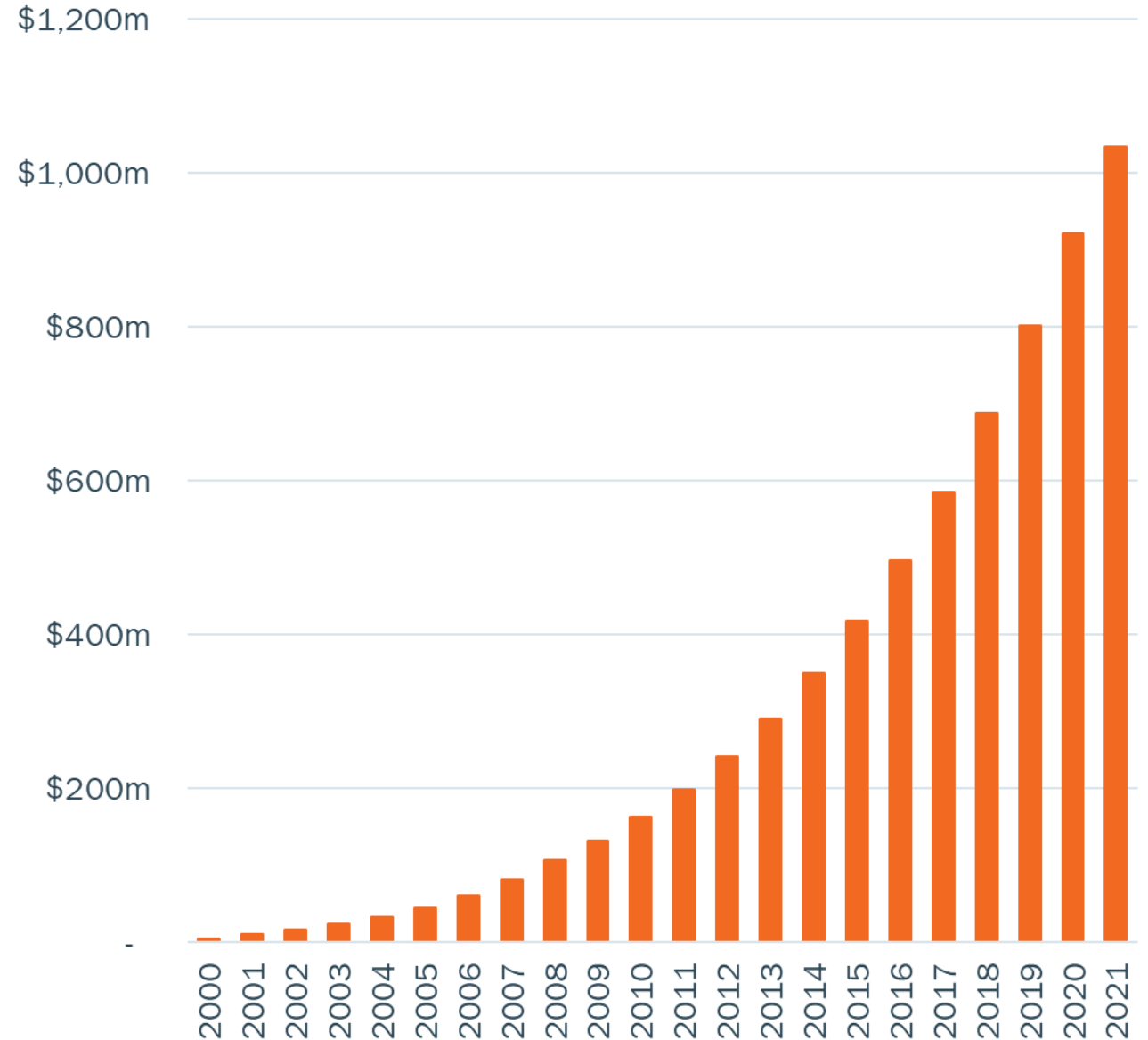
**Cash receipts** of \$1.18 billion, up 4.1%

**Total assets** of \$9.17 billion, up 19.5%

**Net assets** of \$2.83 billion, up 23.0%

\*Underlying profit is a non-GAAP measure and differs from NZ IFRS profit for the period

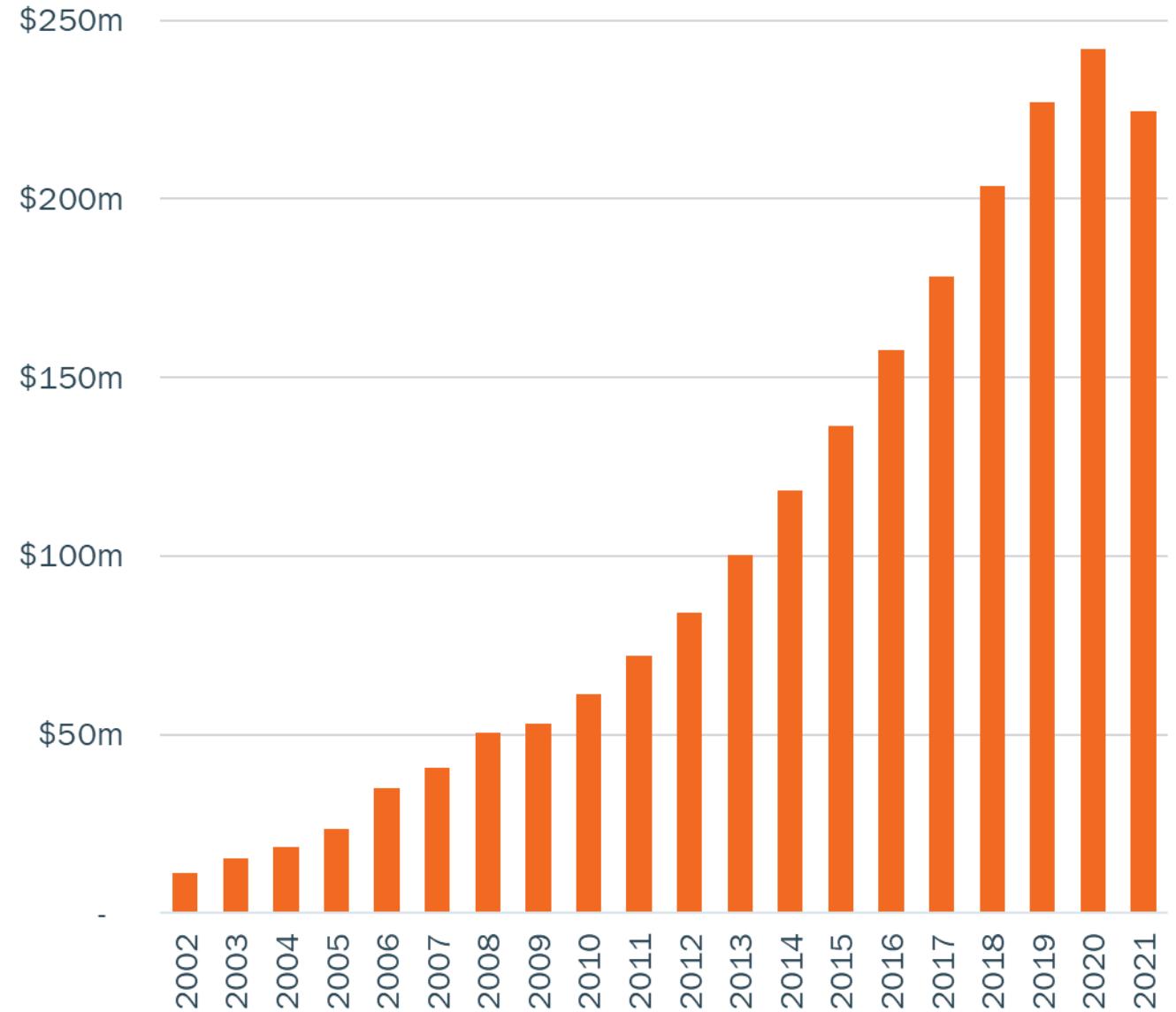
# Cumulative dividends paid







# Full year underlying profit



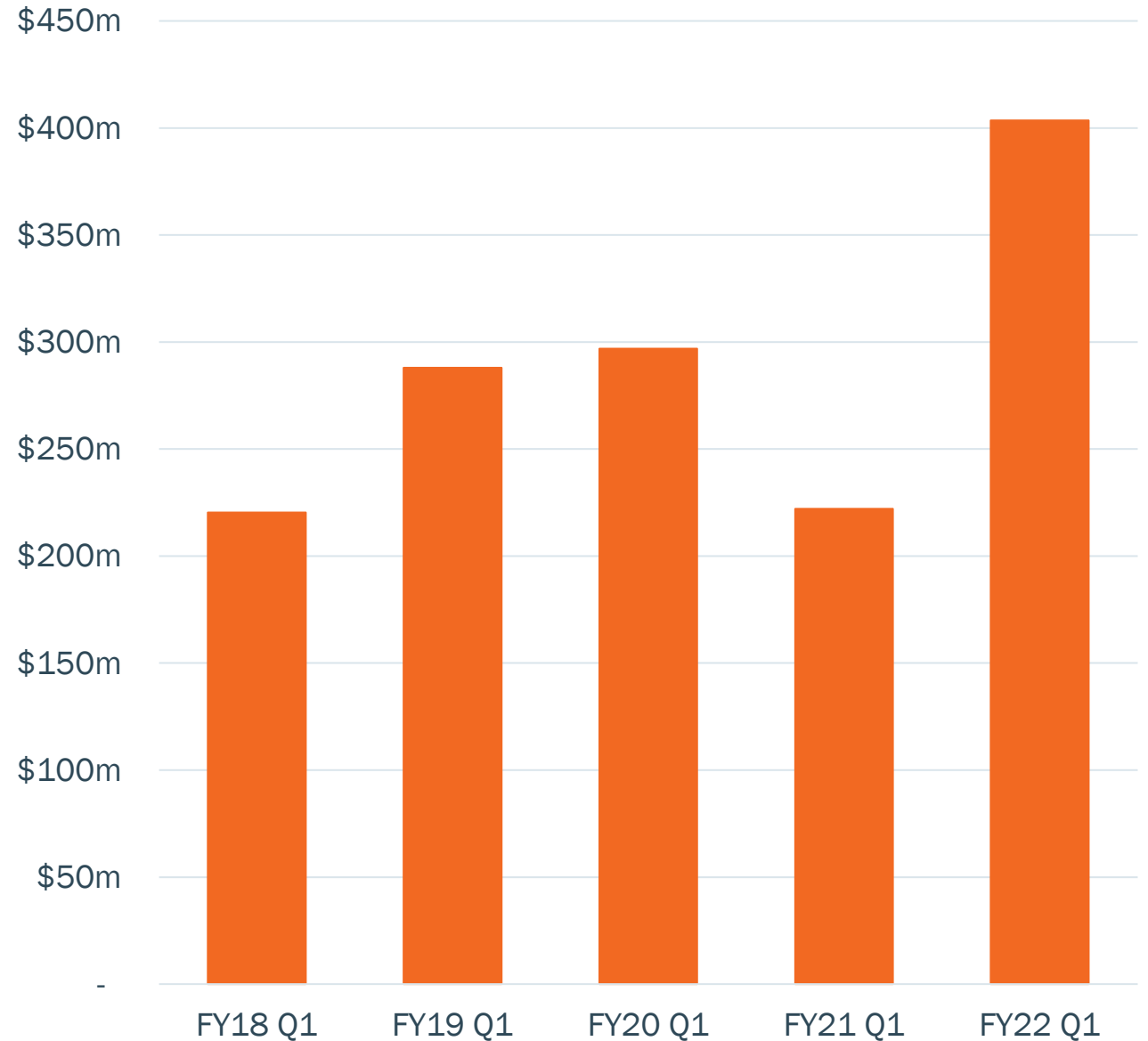
Underlying profit is a non-GAAP measure and differs from NZ IFRS profit for the period.







# Cash receipts from residents



# Occupation right agreements transacted



Note: Sale of occupation rights represent transactions in respect of new and existing occupation-right agreements. They do not necessarily reflect units that will be booked for underlying profit purposes in the period.







# Olympics @RYMAN





**Keith Park**



**Murray Halberg**



**James Wattie**



**Miriam Corhan**



**William Sanders**



**Linda Jones**















**Kohimarama**



**Park Terrace**



**Mulgrave**



**Takapuna**



**Ringwood East**



**Essendon**



**Northwood**



**Mt Martha**



**Cambridge**



**Karori**



**Mt Eliza**



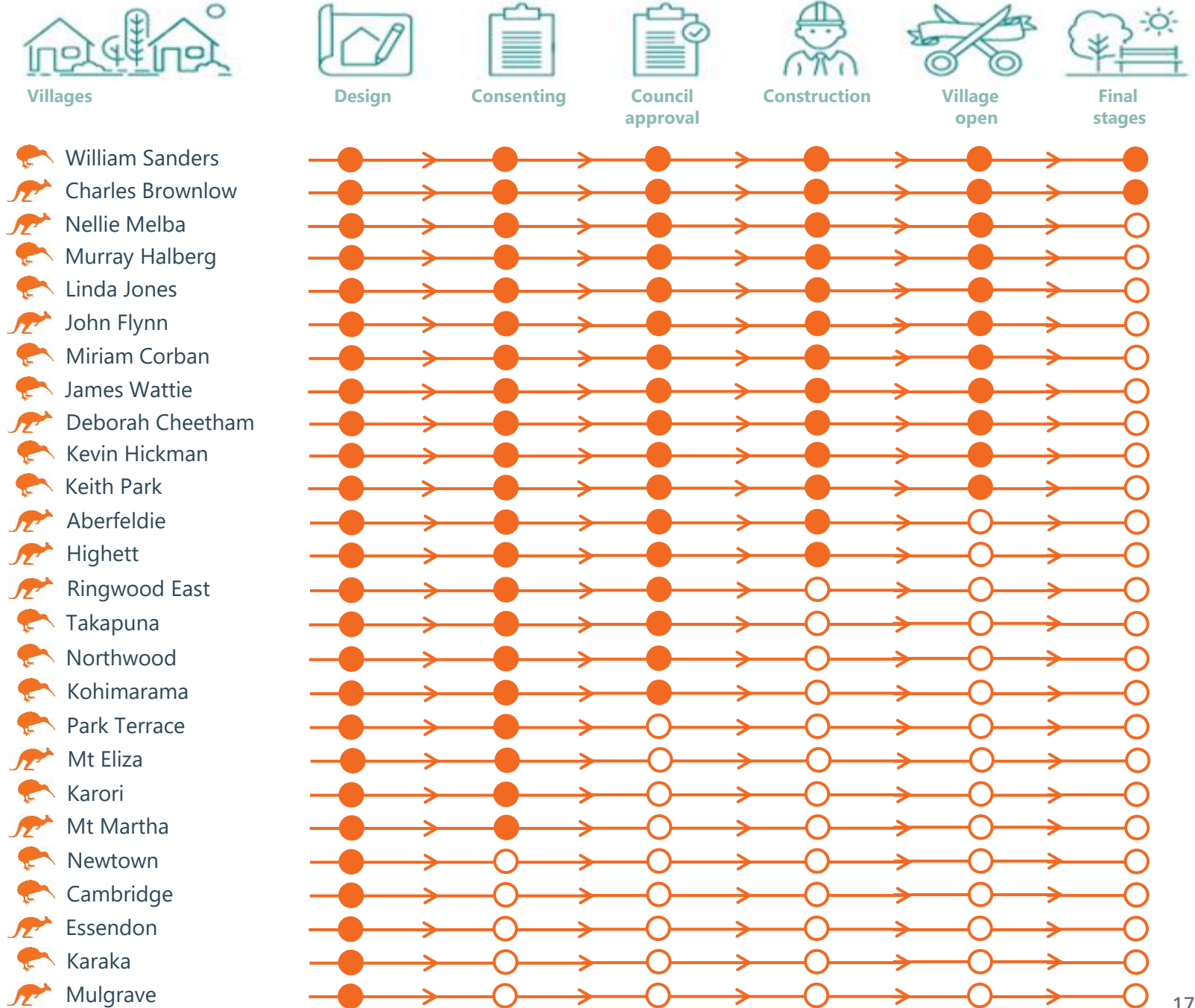
**Karaka**



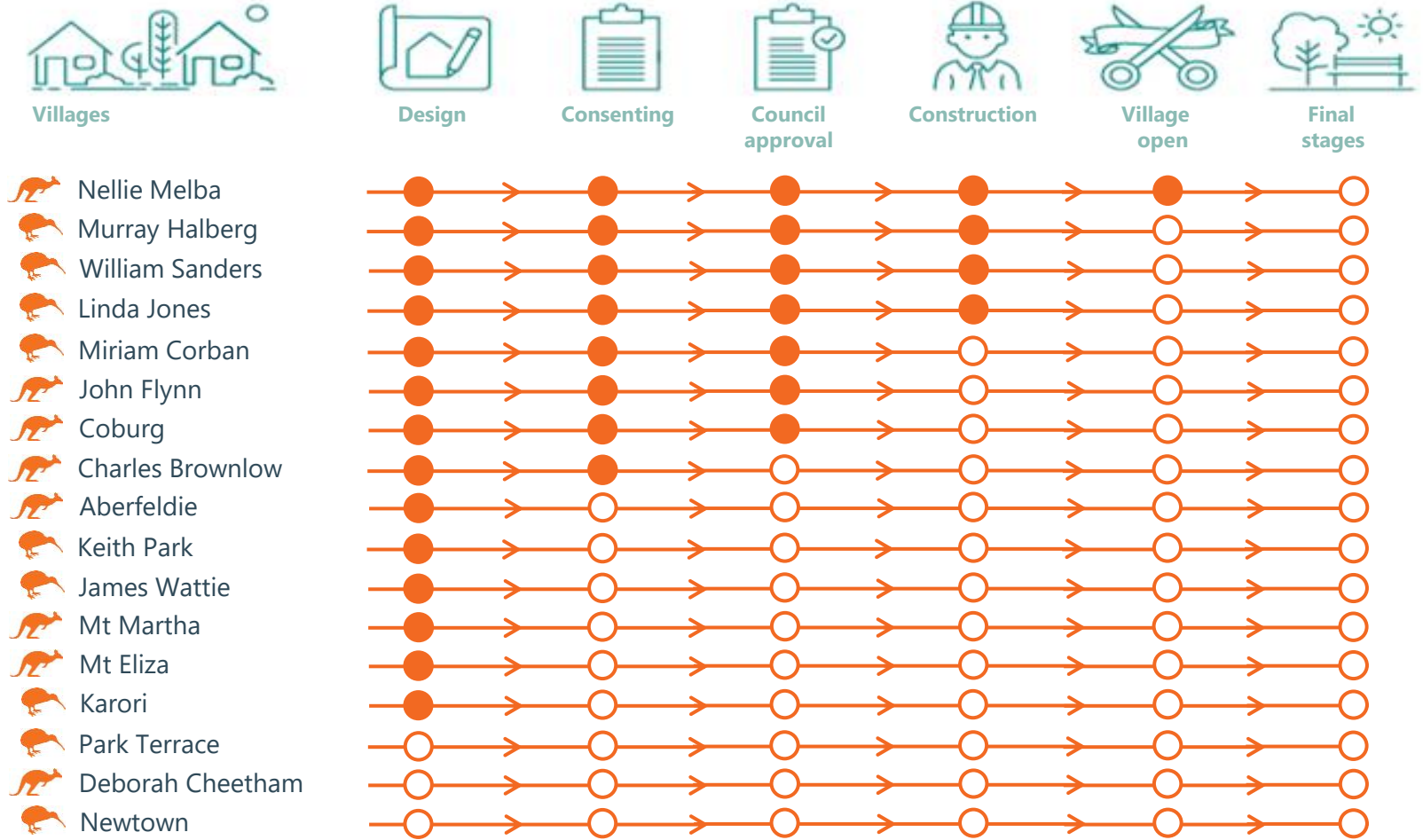
**Newtown**



# Development pipeline (July 2021)



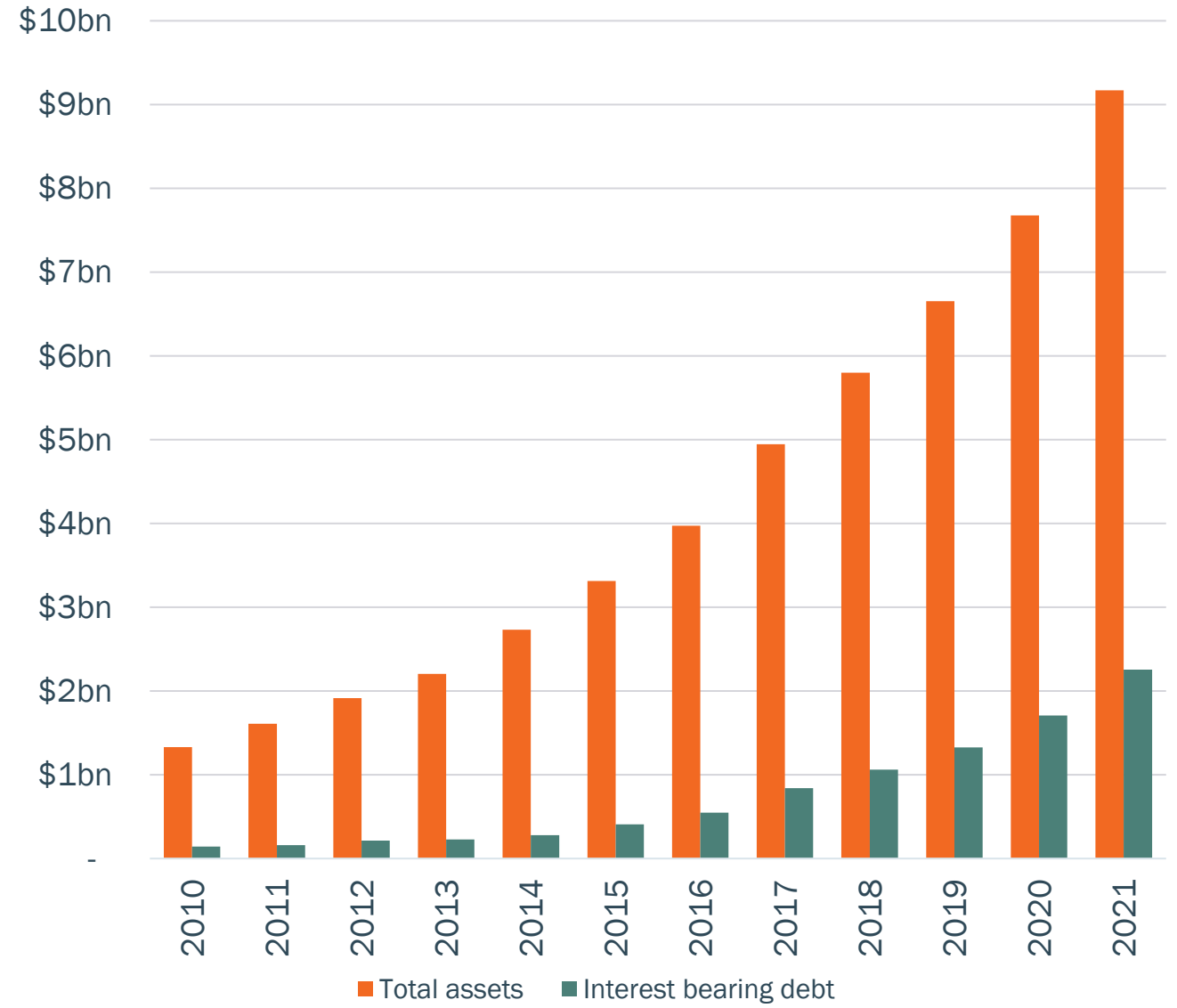
# Development pipeline (Sept 2018)







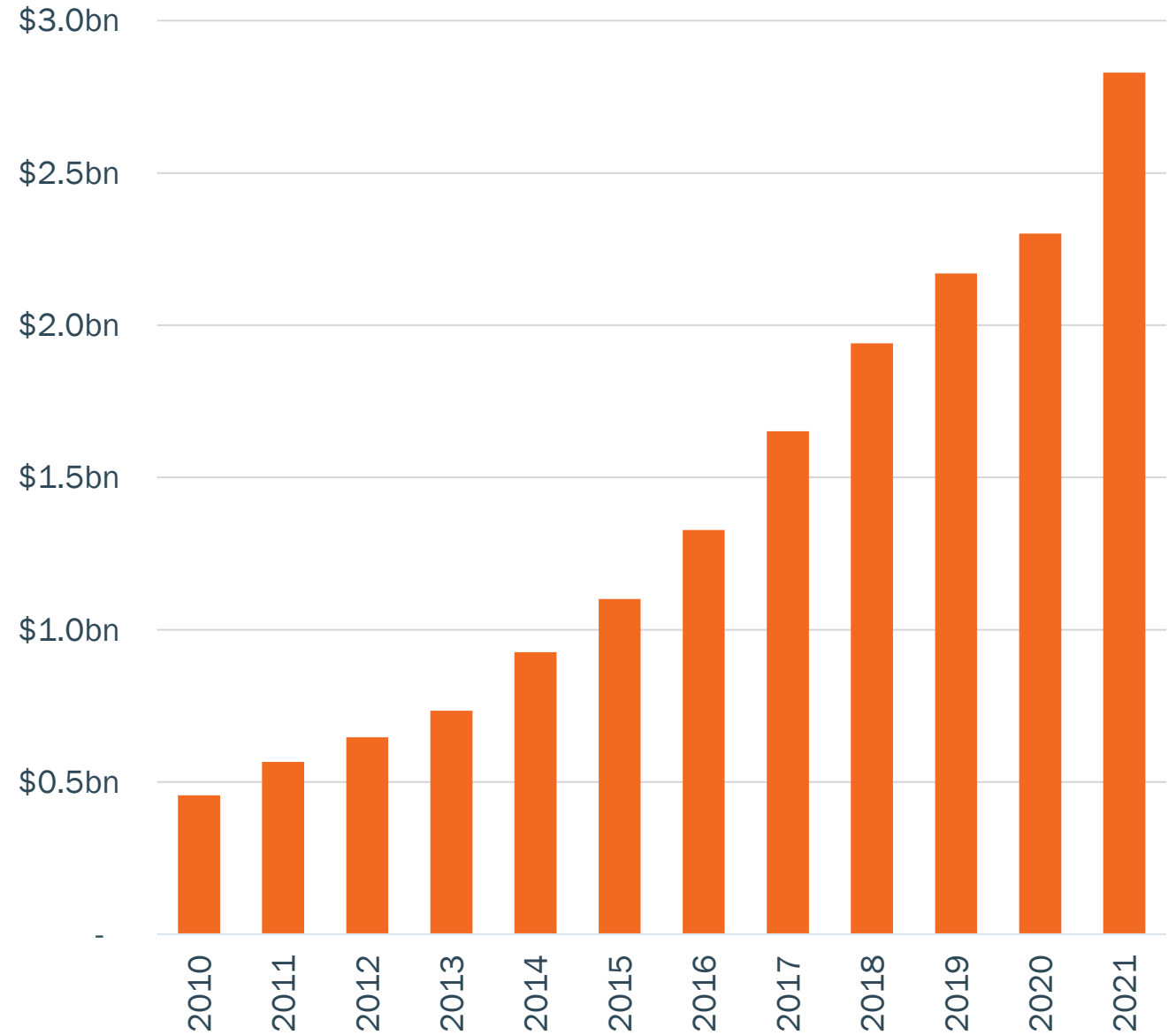
# Total assets



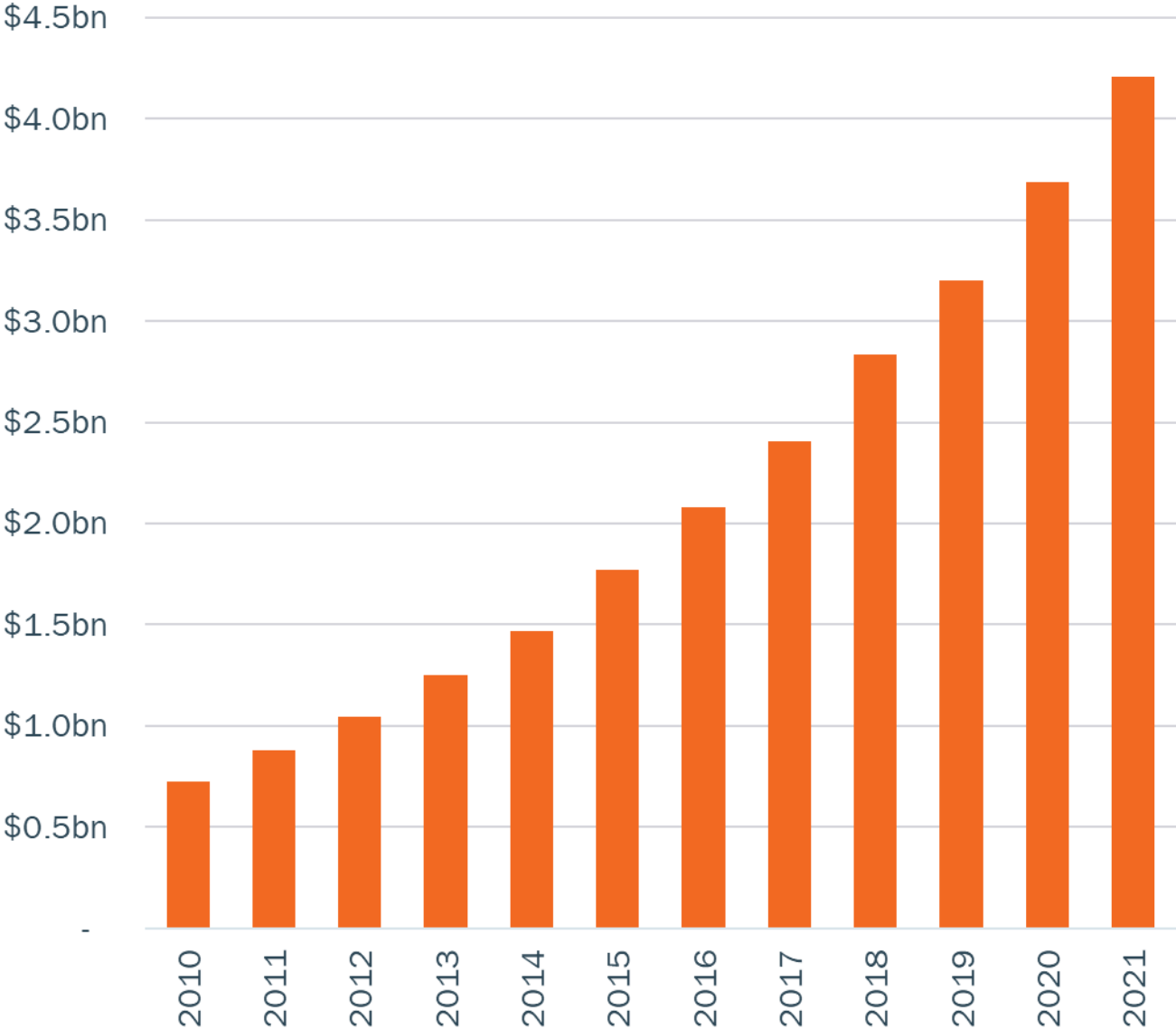
Note: Interest bearing debt represents "interest-bearing loans and borrowings" in the balance sheet and includes secured bank loans, unsubordinated fixed-rate retail bonds and USPP notes. As documented in the Group's facility agreement, the Group has a right to off-set cash balances held against bank debt. Included in total interest bearing debt is total secured bank loans net of cash held at balance date.



# Net assets

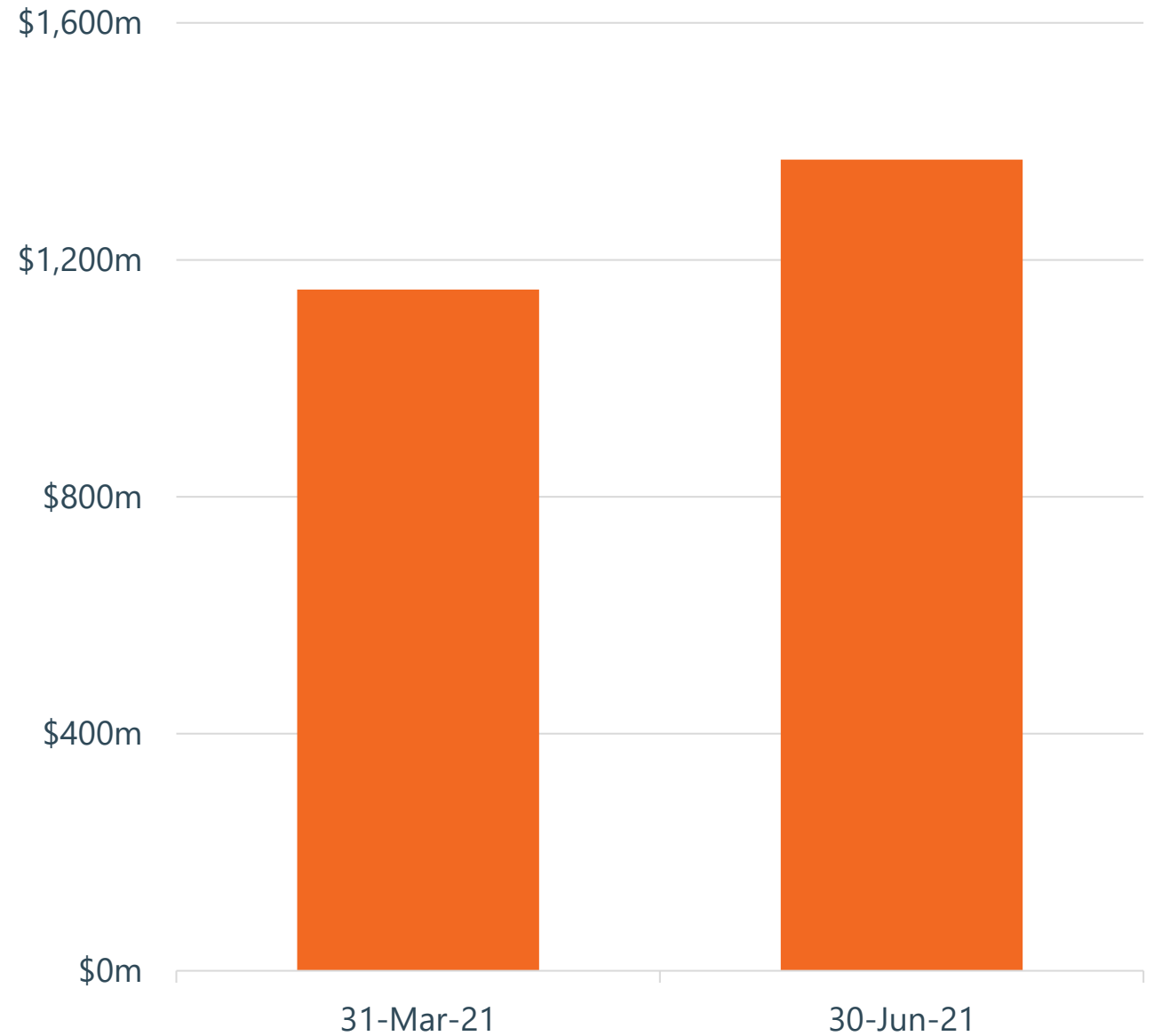


# Gross occupancy advances





# \$1.37 billion resales bank



Note: The resale bank represents the extent that the current price exceeds the price paid by the current resident for the unit's occupancy rights.

**Deborah Cheetham**



**Nellie Melba**



**John Flynn**



**Charles Brownlow**



**Weary Dunlop**









**Aberfeldie**



**Hightt**



**Ringwood East**



**Mt Martha**



**Mt Eliza**

**Deborah Cheetham**



**John Flynn**



**Charles Brownlow**





# Gregory Campbell

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Ryman's constitution and NZX Listing Rule 2.7.1 require that any director appointed by the board must retire from office at the next annual meeting but is eligible to seek election.

Director Gregory Campbell retires in accordance with this requirement and offers himself for election.





# Geoffrey Cumming

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Under NZX Listing Rule 2.7.1 a director must not hold office past the later of three years and the third annual meeting after their appointment without being re-elected by shareholders.

Director Geoffrey Cumming retires in accordance with these requirements and, being eligible, offers himself for re-election.



# Warren Bell

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Under NZX Listing Rule 2.7.1 a director must not hold office past the later of three years and the third annual meeting after their appointment without being re-elected by shareholders.

Director Warren Bell retires in accordance with these requirements and, being eligible, offers himself for re-election.





# Jo Appleyard

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Under NZX Listing Rule 2.7.1 a director must not hold office past the later of three years and the third annual meeting after their appointment without being re-elected by shareholders.

Director Jo Appleyard retires in accordance with these requirements and, being eligible, offers herself for re-election.



# Auditor's remuneration

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Deloitte is automatically reappointed as the auditor of Ryman under section 207T of the Companies Act 1993.

Pursuant to section 207S of the Companies Act 1993, this resolution authorises the board to fix the auditor's remuneration.

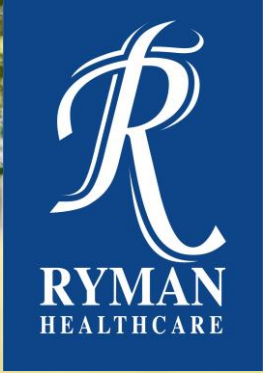


# Directors' fees

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To approve an increase in the maximum directors' fees payable to \$1,500,000 per annum, such amount to be divided amongst the directors in such proportion and such manner as the directors from time to time determine.





RYMAN HEALTHCARE

# Annual meeting

29 July 2021





# Disclaimer

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This presentation sets out information relating to Ryman Healthcare Limited's full year result for the period to 31 March 2021 and the 3 month period ending 30 June 2021. It should be read in conjunction with all other material which we have released, or may release, to NZX from time to time. That material is also available on our website at [www.rymanhealthcare.com](http://www.rymanhealthcare.com).

## **Purpose of this presentation**

This presentation is for information purposes only. It is not an offer of financial products, or a proposal or invitation to make any such offer. It is not investment advice or a recommendation in relation to financial products, and does not take into account any person's individual circumstances or objectives. Every investor should make an independent assessment of Ryman on the basis of expert financial advice.

## **Forward-looking statements**

This presentation contains forward-looking statements and projections. These reflect our current expectations, based on what we think are reasonable assumptions. However, any of these forward-looking statements or projections may be materially different due to a range of factors and risks. Ryman gives no warranty or representation as to our future financial performance or any future matter.

## **Non-GAAP information**

Some of the financial information in this presentation has not been prepared in accordance with generally accepted accounting principles (i.e. it is non-GAAP financial information). This includes, in particular, our 'underlying profit' which Ryman has used for many years as a means of showing our profit absent any unrealised valuation movements. Ryman has historically used underlying profit as the basis for determining dividend payments to shareholders. We show our underlying profit together with our reported profit based on NZ IFRS (a GAAP measure).

## **Disclaimer**

To the maximum extent permitted by law, we will not be liable (whether in tort including negligence, contract, statute or otherwise) to you or any other person in relation to this presentation, including any error or omission in it.