

# **Special Meeting of Shareholders**

5 May 2022







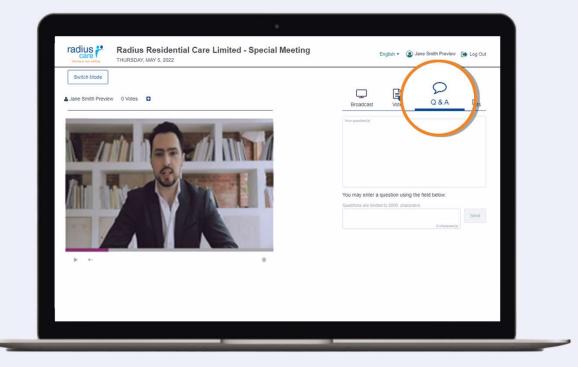
# How to submit a question online

### Shareholder & Proxyholder Q&A Participation

Please select the Q & A tab on the right half of your screen at anytime. Type your question into the field and press submit. Your question will be immediately submitted.

### Help

The Q&A tab can also be used for immediate help. If you need assistance, please submit your query in the same manner as typing a question and a Computershare representative will respond to you directly.



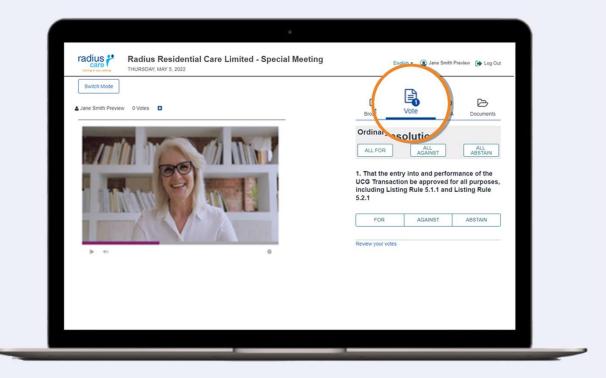
### How to cast your vote online

### Shareholder & Proxyholder Voting

Once the voting has been opened, the resolutions and voting options will allow voting.

To vote, simply click on the Vote tab, and select your voting direction from the options shown on the screen. You can vote for all resolutions at once or by each resolution.

Your vote has been cast when the tick appears. To change your vote, select 'Change Your Vote'.



### **UCG Transaction**

The special meeting is to consider the approval by shareholders of the UCG Transaction

Transaction Overview	<ul> <li>Land and buildings at four strategically important leased sites to be acquired from UCG Investments Limited (UCG) for \$46.7 million</li> <li>Fifth UCG-owned property to be bought by a third party who will provide Radius Care with a long-term option to buy.</li> </ul>	
Radius Care Strategy	<ul> <li>Purchase the land and buildings of <u>strategically important leased facilities</u>, providing greater control to undertake value enhancing initiatives;</li> <li>Leverage our strong <u>Brownfield Development</u> capabilities to undertake value accretive facility extensions and reconfigurations;</li> <li>Leverage our strong <u>Greenfield Development</u> capabilities, pivoting to a model where Radius Care not only operates the new facilities but also funds the development and retains ownership of the land and buildings; and</li> <li>Undertake <u>opportunistic acquisitions</u> of attractive aged care facilities and retirement villages, again shifting to a model where Radius Care both operates and owns the acquired facilities and villages.</li> </ul>	

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## **The Facilities – Financial Impact of Lease vs Ownership**

Value	Beds
\$14,185,000	102
\$11,000,000	85
7,840,000	62
\$13,650,000	93
	\$14,185,000 \$11,000,000 7,840,000



# Impact on net profit before tax (monthly)\*LEASED FACILITIES<br/>Lease related costs charged to P&L\$513,336OWNED FACILITIES<br/>Total interest cost plus depreciation (est.)\$211,813Reduction in reported expenses (est.)\$301,523Annual reduction in reported expenses (est.)\$3,618,276

\* Excludes expected monthly increase of \$7,301 in the Kensington lease

### The Facilities – Overview by Site



Arran Court, Auckland Existing: 102 Care Beds Development: 18 Beds Operated since: Dec 2006 Value: \$14,185,000



Development: 20 Beds

Operated since: **Dec 2004** 

Value: **\$7,840,000** 



St Joans, Hamilton Existing: 85 Care Beds Development: 41 Beds Operated since: March 2005 Value: \$11,000,000



Fulton, DunedinExisting: 93 Care BedsDevelopment: 6 – 21 BedsOperated since: Oct 2005Value: \$13,650,000

### **Our Facilities**

Post-transaction	#	Value	Beds	ILUs
Owned properties	12	\$96.2m	866	101
Leased properties	11	-	918	-
Total assets		\$333.4m		
Total debt		\$76.7m		

Site

1

Owned

	A U C K L A N D						
	Sites	Beds	ILUs	Total			
Owned	2	162	-	162			
Leased	1	86	-	86			
		WAIK	ΑΤΟ				
	Sites	W A I K Beds	ATO	Total			
Owned	Sites 2			Total 183			
Owned Leased		Beds	ILUs				

									ΒA	YOF	PLEN	ТҮ
									Sites	Beds	ILUs	Total
		WAIK	ΑΤΟ				Ow	vned	1	63	-	63
	Sites	Beds	ILUs	Total			Lea	ased	2	266	-	266
Owned	2	161	22	183								
Leased	2	173	-	173		5 7				ΝΑΡ	IER	
					74	Long -	-		Sites	Beds	ILUs	Total
							Leas	ed	1	45	-	45
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Sites	Beds	ILUs	Total									
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        -           0wned         1         93         -         93         -         -         -

Denotes freehold sites

NORTHLAND

ILUs

-

Total

155

Beds

155

Sites

3

Leased

# RESOLUTION ONE



That the entry into and performance of the UCG Transaction be approved for all purposes, including Listing Rule 5.1.1 and Listing Rule 5.2.1.

