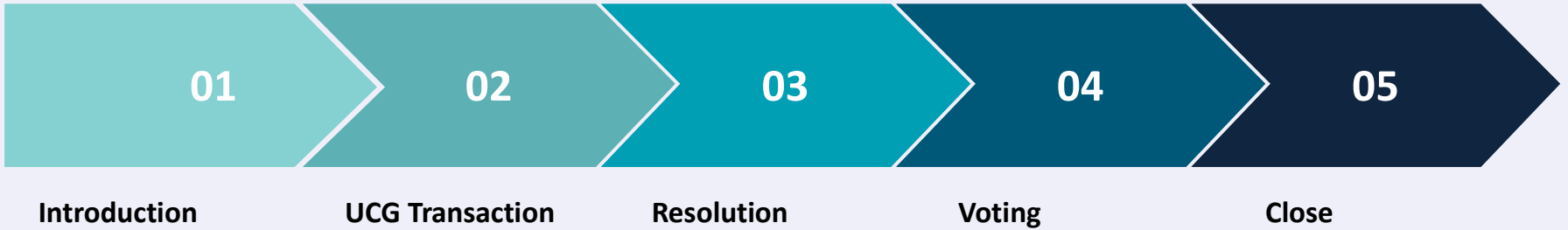




Special Meeting of Shareholders

5 May 2022

radius
care 
Caring is our calling



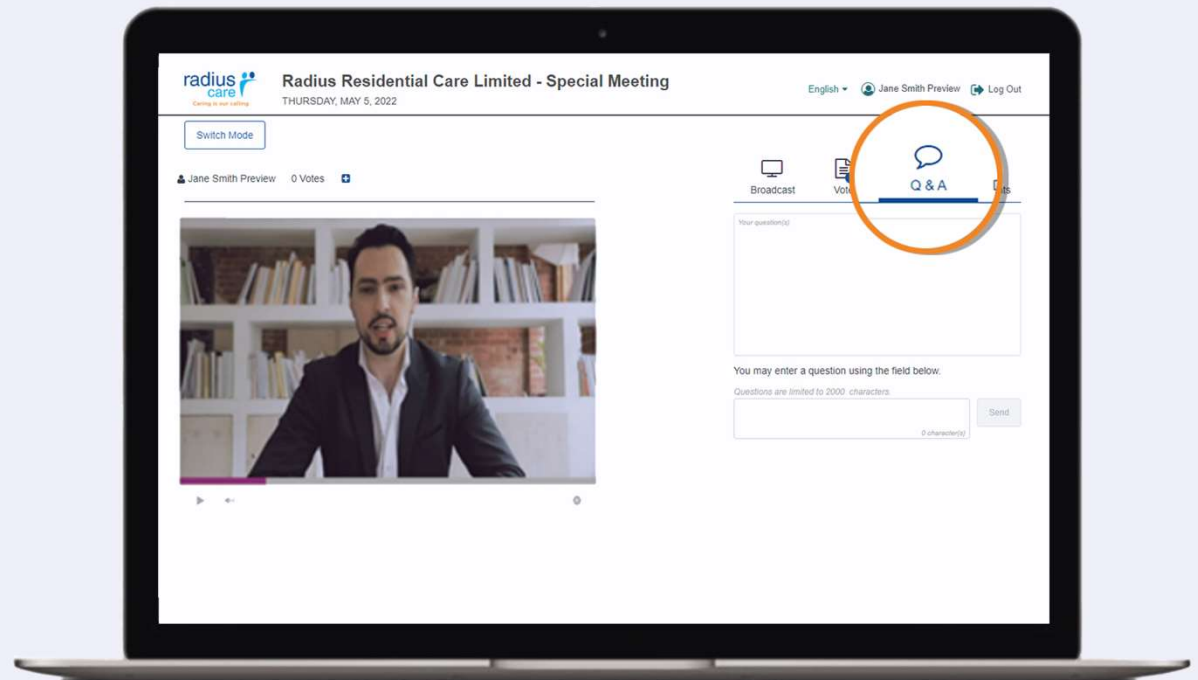
How to submit a question online

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.



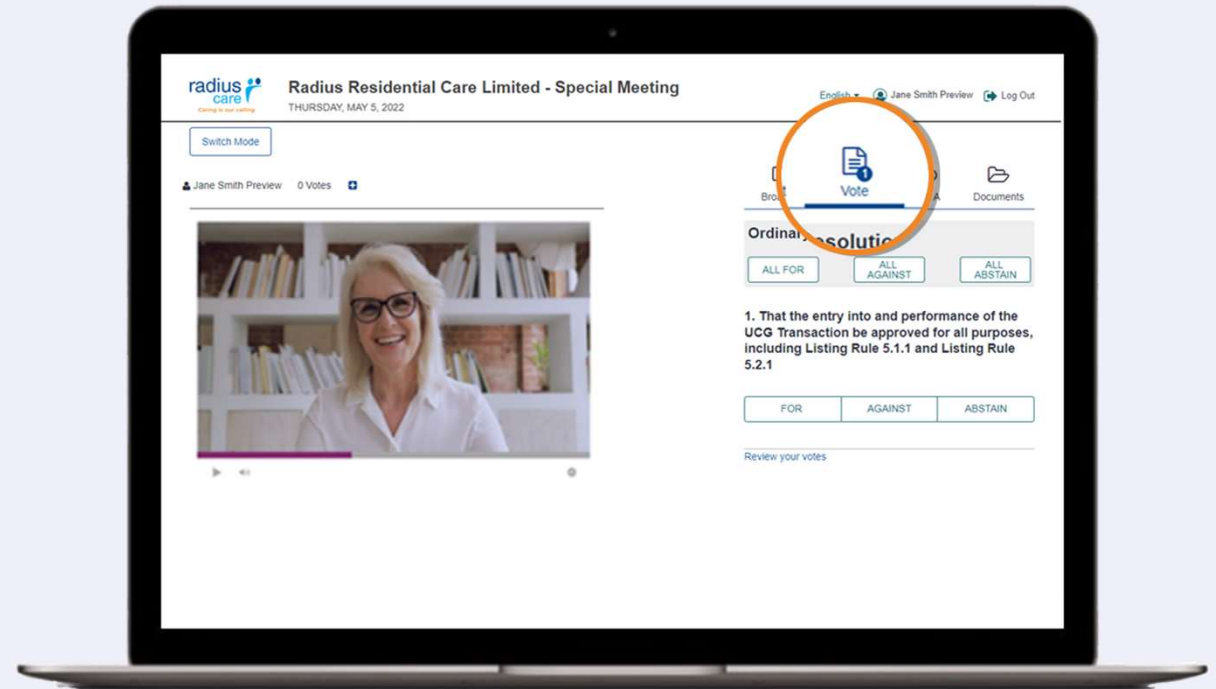
How to cast your vote online

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

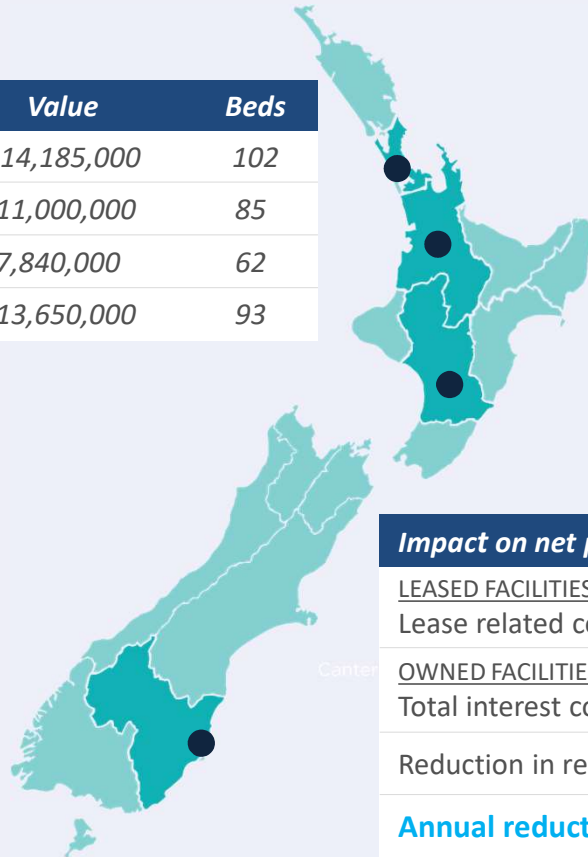
- Land and buildings at four strategically important leased sites to be acquired from UCG Investments Limited (UCG) for \$46.7 million
- Fifth UCG-owned property to be bought by a third party who will provide Radius Care with a long-term option to buy.

Radius Care Strategy

- Purchase the land and buildings of **strategically important leased facilities**, providing greater control to undertake value enhancing initiatives; 
- Leverage our strong **Brownfield Development** capabilities to undertake value accretive facility extensions and reconfigurations; 
- Leverage our strong **Greenfield Development** 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
- Undertake **opportunistic acquisitions** 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.

The Facilities – Financial Impact of Lease vs Ownership

	Value	Beds
Arran Court, Auckland	\$14,185,000	102
St Joans, Hamilton	\$11,000,000	85
Peppertree, Palmerston North	7,840,000	62
Fulton, Dunedin	\$13,650,000	93



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



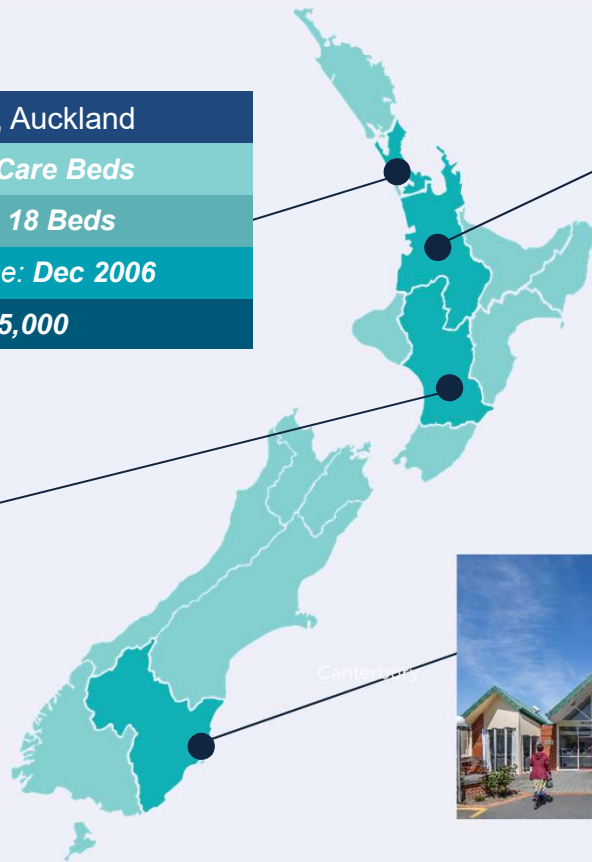
Peppertree, Palmerston North

Existing: 62 Care Beds

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, Dunedin

Existing: 93 Care Beds

Development: 6 – 21 Beds

Operated since: Oct 2005

Value: \$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		

AUCKLAND				
	Sites	Beds	ILUs	Total
Owned	2	162	-	162
Leased	1	86	-	86

NORTHLAND				
	Sites	Beds	ILUs	Total
Leased	3	155	-	155

WAIKATO				
	Sites	Beds	ILUs	Total
Owned	2	161	22	183
Leased	2	173	-	173

BAY OF PLENTY				
	Sites	Beds	ILUs	Total
Owned	1	63	-	63
Leased	2	266	-	266

NEW PLYMOUTH				
	Sites	Beds	ILUs	Total
Owned	2	118	-	118

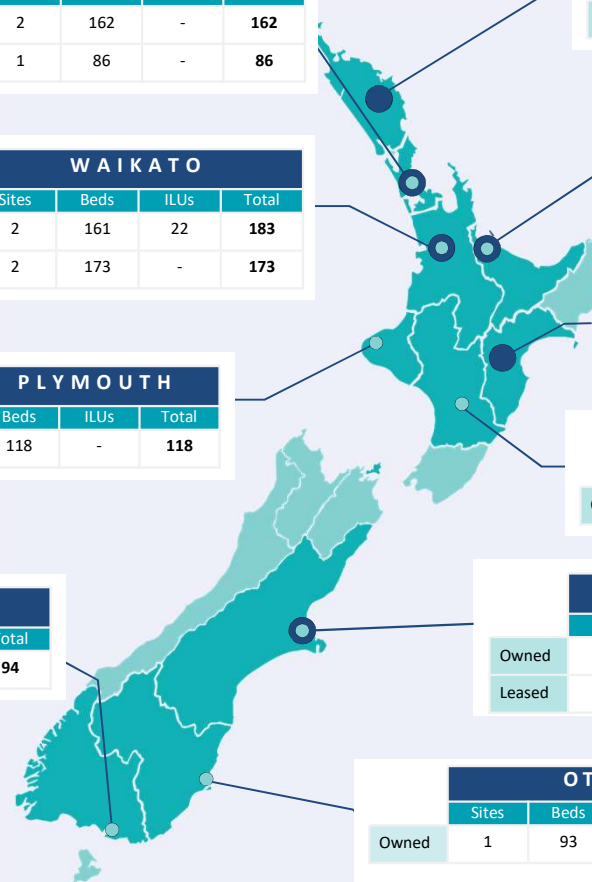
NAPIER				
	Sites	Beds	ILUs	Total
Leased	1	45	-	45

PALMERSTON NORTH				
	Sites	Beds	ILUs	Total
Owned	1	62	-	62

INVERCARGILL				
	Sites	Beds	ILUs	Total
Owned	1	69	25	94

CANTERBURY				
	Sites	Beds	ILUs	Total
Owned	2	138	54	192
Leased	2	193	-	193

OTAGO				
	Sites	Beds	ILUs	Total
Owned	1	93	-	93



● Denotes leasehold sites
● Denotes freehold sites

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.

Thank you

