

Annual Meeting of Shareholders

Arvida Group Limited

21 August 2015



Important Notice

Disclaimer

The information in this presentation has been prepared by Arvida Group Limited with due care and attention. However, neither the Company nor any of its Directors, employees, shareholders nor any other person shall have any liability whatsoever to any person for any loss (including, without limitation, arising from any fault or negligence) arising from this presentation or any information supplied in connection with it.

The information in this presentation is of a general nature and does not constitute financial product advice, investment advice or any recommendation. Nothing in this presentation constitutes legal, financial, tax or other advice.



Chairperson's
Introduction

First Quarter Dividend and FY16 Guidance

First Quarter Dividend

- First quarter dividend of \$2.9 million
- 1.05 cents per share
- Record date is 8 September 2015
- Payment on 18 September 2015
- Partially imputed with 0.35 cps of imputation credits
- Supplementary dividend of 0.16 cps for non-resident shareholders

Dividend Policy

- Arvida intends to distribute 60% to 80% of Underlying Profit per annum
- Dividends to be paid on a quarterly basis

FY16 Guidance

- Based on current expectations, Directors confirm FY16 guidance to exceed the IPO prospectus



CEO's
Review

Milestones

Arvida meets IPO forecasts and positions itself for the future

Successful IPO

Raising \$80 million & listing on NZX

National Footprint

Retirement village and aged care facilities located across New Zealand

IPO Forecast Achieved

Underlying profit¹ of \$4.0 million

Maiden Dividend

\$2.3 million (1.03 cps)

Support Structure

Key integration tasks completed

Growth Strategy

Brownfield developments underway and three villages acquired

¹ Underlying Profit is a non-GAAP financial measure.

FY15 Result Highlights

FY15 financial performance delivered in line with IPO forecast

Year Ended 31 March 2015 Unaudited \$m	FY15 [^]	IPO Forecast	\$ Variance	% Variance	
Revenue	20.0	19.0	1.0	5.4%	↑
Net Profit After Tax	3.1	(2.3)	5.4	232.0%	↑
Underlying Profit ¹	4.0	4.1	(0.1)	(1.7%)	↓
Dividend	2.3	2.3	-	-	
Investment Property & PPE	302.1	300.0	2.1	0.7%	↑
Total Debt	7.3	5.9	1.4	(22.9%)	↓

[^] While the financial results are for the 12 months ended 31 March 2015, acquisition of the assets occurred on 17 December 2014 and the FY2015 unaudited financial results reflect the village operations since then. Prior to 17 December 2014, the principal assets were cash at bank.

1. Underlying Profit is a non-GAAP financial measure.

Strategy

Immediate focus underpinned by three strategies:

1

Integration

Creating an effective corporate structure and executing our integration plan to capture the operational efficiencies within the group

2

Brownfield Development

Progressing identified development opportunities within our existing properties

3

Acquisition Opportunities

Identifying acquisition opportunities in line with strategy

Business Overview

Arvida is one of the larger operators of retirement villages and aged care facilities in New Zealand

1,240

Aged care beds

612 rest home

503 hospital

125 dementia care

896

Retirement Units

354 Independent Living Units

542 Serviced Apartments

2,050+

Residents

1,350

Staff spread across facilities

94%

Occupancy of aged care facilities

84 yrs

Average age of resident



Resolutions

Resolution One

1

That Michael George Ambrose, who retires by election, and being eligible, offers himself for re-election as a Director of Arvida.

For	88,457,967	98.7%
Against	65,508	0.1%
Proxy	1,110,151	1.2%
Abstain	167,262	N/A

Provisional voting numbers are as at the close of business on 20 August 2015

Resolution Two

2

That Susan Marie Paterson, who was appointed by the board during the year, retires by rotation, and being eligible, offers herself for election as a Director of Arvida.

For	85,910,519	97.8%
Against	30,000	0.0%
Proxy	1,908,561	2.2%
Abstain	1,951,808	N/A

Provisional voting numbers are as at the close of business on 20 August 2015

Resolution Three

3

That Paul Morton Ridley-Smith, who was appointed by the board during the year, retires by rotation, and being eligible, offers himself for election as a Director of Arvida.

For	84,576,916	97.7%
Against	30,000	0.0%
Proxy	1,990,835	2.3%
Abstain	3,203,137	N/A

Provisional voting numbers are as at the close of business on 20 August 2015

Resolution Four

4

That the following share issues are ratified, confirmed and approved for the purposes of NZX Main Board Listing Rule 7.3.5(c):

- 35,714,286 shares issued on 30 June 2015 at 84 cents each to the participants in the placement; and
- 6,727,968 shares issued on 3 July 2015 at 89 cents each to the vendors of Aria Gardens Limited and Epsom Brown Holdings Limited under the respective sale and purchase agreements.

For	85,892,731	97.4%
Against	43,631	0.1%
Proxy	2,219,306	2.5%
Abstain	1,645,220	N/A

Provisional voting numbers are as at the close of business on 20 August 2015

Resolution Five

5

That the directors be authorised to fix the fees and expenses of Ernst & Young as the auditor of Arvida.

For	88,435,936	98.5%
Against	50,930	0.1%
Proxy	1,314,022	1.4%
Abstain	0	N/A

Provisional voting numbers are as at the close of business on 20 August 2015

A close-up, black and white photograph of an elderly woman's face. Her skin is wrinkled, and her eyes are looking slightly to the right. An orange circle is overlaid on the left side of the image, containing the text "General Business".

General
Business