Radius Residential Care
FY26: Beds Filling, Builds Pending

JAMES LINDSAY
james.lindsay@forsythbarr.co.nz
+64 9 368 0145

GEORGIO TOULIS
georgio.toulis@forsythbarr.co.nz
+64 9 918 9293

GORDON SIMS
gordon.sims@forsythbarr.co.nz
+64 9 918 9248

Radius Residential Care's (RAD) FY26 result fell short of our expectations, with revenue and underlying EBITDA both below our forecasts. However, year-on-year earnings growth remained strong. The care portfolio continues to fill, albeit modestly slower than prior expectations, toward what we view as a sustainable occupancy ceiling (97%). Materially strengthened operating cash flow places RAD well to fund growth without straining its balance sheet. The primary earnings driver is shifting from occupancy—where occupancy gains will become progressively harder to achieve—to care bed growth. RAD is pushing for growth via both acquisition and development, using a mix of owned and capital-light structures that preserve balance sheet flexibility. The next test sits in execution: integration of the Karori care home (settles 27 May 2026), and running a development programme of materially greater scale than RAD has previously delivered. On balance, we continue to view the risk skew constructively. Our blended spot valuation falls -2cps to NZ$0.52, reflecting lower near-term earnings driven largely by re-based near-term occupancy assumptions and lower peer comparables.

NZX code	RAD
Share price	NZ$0.40
Spot Valuation	NZ$0.52 (from 0.54)
Risk rating	Medium
Issued shares	283.5m
Market cap	NZ$113.4m
Avg daily turnover	192.7k (NZ$73k)

Financials: Mar/	26A	27E	28E	29E
Rev (NZ$m)	202.3	219.3	227.5	234.5
NPAT* (NZ$m)	8.6	12.9	15.4	17.6
EPS* (NZc)	3.0	4.6	5.4	6.2
DPS (NZc)	2.2	2.6	3.1	3.7
Imputation (%)	100	100	100	100

*Based on normalised profits

Valuation (x)	26A	27E	28E	29E
PE	13.2	8.8	7.4	6.5
EV/EBIT	11.7	10.3	9.6	9.0
EV/EBITDA	8.5	7.4	6.8	6.5
Price / NTA	2.1	1.8	1.6	1.4
Cash div yld (%)	5.5	6.5	7.8	9.1
Gross div yld (%)	7.6	9.0	10.8	12.7

What's changed?

- **Earnings:** Our underlying EBITDA estimates decline -5%/-3%/-2% across FY27/FY28/FY29 respectively.
- **Spot valuation:** Our blended spot valuation declines -2cps to NZ$0.52 on lower near-term earnings and lower peer comparables.

Revenue and earnings fall short of expectations—occupancy appears the driver

Average occupancy reached 94.9% in FY26, up +2.1ppt from 92.8% in FY25, but modestly below our expectations (where we had forecast a 2H26 uplift and 95.5% year average on 1H26 95.0%) following some softening through 4Q26. RAD delivered total revenue -2% below our forecast at NZ$202.3m (+14% year on year), while the underlying EBITDA of NZ$27.4m (+17%) was -11% below expectations as costs came in broadly as expected. Positively, EBITDAR per bed rose +11% year on year to NZ$31.1k.

Capital-light scaling and cash flow funded growth

With the scope for continued occupancy uplift slowing, expansion of the care bed footprint is now the key growth lever for RAD. We view the business as well placed to fund growth with minimal balance sheet strain, supported by: (1) growth in operating cash flow (+25% to NZ$25.1m in FY26), supporting self-funded initiatives; and (2) RAD's capital-light growth strategy centred on private-landlord funded developments, which it will lease back to expand the footprint. Net bank debt/underlying EBITDA fell to 2.5x (from 2.9x) in FY26, achieving RAD's medium-term target, despite NZ$29m of combined acquisition spend and PPE capex.

Meaningful pipeline in place; delivery and execution now key

RAD's development programme represents materially greater scale and execution complexity than has historically been undertaken. The pipeline includes: (1) 12 brownfield villas across Matamata and Clare House (delivery expected late FY27); (2) an ~80-villa retirement village (staged delivery over 5–7 years) and 100-bed care home at Belfast (targeted FY28); (3) an 80-bed home and 55-villa retirement village at Hokitika (expected FY27–FY28); and (4) up to 20 new 80–100-bed care homes funded by private landlords.

Radius Residential Care Limited (RAD)

Market Data (NZ$)	
Priced as at 13 May 2026	**0.40**
52 week high / low	0.44 / 0.26
Market capitalisation (NZ$m)	113.4

Spot valuation (NZ$)	**0.52**
Peers comparable	0.43
DCF	0.57
Dividend Discount Model (DDM)	0.49

Carbon and ESG (CESG)**	
CESG rating	n/a
CESG score	n/a
Sector average CESG score	n/a
NZ average CESG score	n/a

Key WACC assumptions	
Risk free rate	5.00%
Equity beta	0.88
WACC	9.5%
Terminal growth	1.5%

Profit and Loss Account (NZ$m)	2025A	2026A	2027E	2028E	2029E
Revenue	177.4	202.3	219.3	227.5	234.5
Normalised EBITDA	**32.3**	**37.1**	**43.8**	**48.0**	**49.9**
Depreciation and amortisation	(10.4)	(11.8)	(13.6)	(14.8)	(14.9)
Normalised EBIT	**21.9**	**25.3**	**30.2**	**33.2**	**34.9**
Net interest	(12.0)	(11.5)	(11.9)	(12.0)	(10.9)
Associate income	-	-	-	-	-
Tax	(3.1)	(4.3)	(5.4)	(5.8)	(6.4)
Minority interests	-	-	-	-	-
Normalised NPAT	**7.4**	**8.6**	**12.9**	**15.4**	**17.6**
Abnormals/other	0.0	1.5	1.3	0.7	1.1
Reported NPAT	**7.4**	**10.1**	**14.2**	**16.1**	**18.6**
Normalised EPS (cps)	2.6	3.0	4.6	5.4	6.2
DPS (cps)	1.5	2.2	2.6	3.1	3.7

Valuation Ratios	2025A	2026A	2027E	2028E	2029E
EV/Sales (x)	1.7	1.6	1.5	1.4	1.4
EV/EBITDA (x)	9.5	8.5	7.4	6.8	6.5
EV/EBIT (x)	13.9	11.7	10.3	9.6	9.0
PE (x)	15.5	13.2	8.8	7.4	6.5
Price/NTA (x)	2.3	2.1	1.8	1.6	1.4
Free cash flow yield (%)	10.0	19.0	1.7	18.3	18.3
Adj. free cash flow yield (%)	10.3	14.4	20.9	22.1	21.8
Net dividend yield (%)	3.6	5.5	6.5	7.8	9.1
Gross dividend yield (%)	5.0	7.6	9.0	10.8	12.7

Capital Structure	2025A	2026A	2027E	2028E	2029E
Interest cover EBIT (x)	1.8	2.3	2.6	2.8	3.3
Interest cover EBITDA (x)	2.7	3.2	3.7	4.0	4.6
Net debt/ND+E (%)	50.0	48.5	47.6	40.6	33.9
Net debt/EBITDA (x)	2.1	1.9	1.7	1.3	1.0

Growth Rates	2025A	2026A	2027E	2028E	2029E
Revenue (%)	3.6	14.0	8.4	3.7	3.1
EBITDA (%)	9.2	14.7	18.0	9.6	3.9
EBIT (%)	15.4	21.6	17.9	7.7	5.9
Normalised NPAT (%)	>100	16.7	50.3	19.5	13.8
Normalised EPS (%)	>100	17.3	50.3	19.5	13.8
Ordinary DPS (%)	>100	51.7	18.2	19.2	17.7

Key Ratios	2025A	2026A	2027E	2028E	2029E
Return on assets (%)	6.5	7.1	7.9	8.2	8.4
Return on equity (%)	10.8	11.8	15.9	17.3	18.1
Return on funds employed (%)	1.9	2.0	2.7	3.2	3.6
EBITDA margin (%)	18.2	18.3	20.0	21.1	21.3
EBIT margin (%)	12.4	13.2	14.4	14.9	15.3
Capex to sales (%)	3.3	7.1	13.3	5.5	4.9
Capex to depreciation (%)	-57	-123	-214	-85	-77
Imputation (%)	100	100	100	100	100
Pay-out ratio (%)	56	73	57	57	59

Cash Flow (NZ$m)	2025A	2026A	2027E	2028E	2029E
EBITDA	**32.3**	**37.1**	**43.8**	**48.0**	**49.9**
Working capital change	2.8	3.7	(1.3)	0.3	0.4
Interest & tax paid	(13.1)	(15.0)	(17.3)	(17.8)	(17.4)
Other	(1.9)	(0.7)	9.0	6.5	3.6
Operating cash flow	**20.1**	**25.1**	**34.2**	**36.9**	**36.5**
Capital expenditure	(5.8)	(14.4)	(29.1)	(12.5)	(11.6)
(Acquisitions)/divestments	(0.9)	(14.7)	-	-	-
Other	(3.4)	9.1	(3.2)	(3.7)	(4.2)
Funding available/(required)	**9.9**	**5.2**	**1.9**	**20.7**	**20.7**
Dividends paid	(3.8)	(5.7)	(6.8)	(7.9)	(9.6)
Equity raised/(returned)	(0.0)	(0.5)	-	-	-
(Increase)/decrease in net debt	**6.0**	**(1.0)**	**(4.9)**	**12.8**	**11.1**

Operating Performance	2025A	2026A	2027E	2028E	2029E
Segment EBITDA					
Aged care	46.2	53.6	60.8	64.5	66.5
Retirement villages	2.9	3.2	3.9	5.0	5.2
Support	-16.7	-19.7	-21.0	-21.5	-21.8
Total	**32.4**	**37.1**	**43.8**	**48.0**	**49.9**
Key drivers					
Sales - new units	0	0	20	16	10
Ave price - new sales (NZ 000's)	0	0	500	520	541
Sales - resold units	18	18	21	22	24
Ave price - re-sales (NZ 000's)	427	441	455	470	486
Gross development margin	0%	0%	2%	10%	10%
Gross resales margin	19%	23%	23%	23%	23%
Portfolio					
Care beds	1,789	1,898	1,988	1,988	1,988
Care bed occupancy	93%	95%	96%	97%	97%
Accomodation supplement beds	882	962	1,047	1,087	1,127
% of beds with supplements	49%	51%	53%	55%	57%

Balance Sheet (NZ$m)	2025A	2026A	2027E	2028E	2029E
Working capital	(8.8)	(12.3)	(10.9)	(11.1)	(11.3)
Fixed assets	118.2	134.1	155.9	160.0	162.9
Intangibles	18.1	17.9	17.9	17.9	17.9
Right of use asset	109.5	125.6	119.2	112.9	106.6
Other assets	77.1	80.5	85.6	89.4	93.6
Total funds employed	**314.1**	**345.7**	**367.7**	**369.1**	**369.6**
Net debt/(cash)	67.7	68.7	73.6	60.9	49.8
Lease liability	122.7	141.5	138.3	134.6	130.4
Other liabilities	47.7	48.4	60.5	70.4	78.2
Shareholder's funds	76.0	87.0	95.3	103.2	111.2
Minority interests	-	-	-	-	-
Total funding sources	**314.1**	**345.7**	**367.7**	**369.1**	**369.6**

* Forsyth Barr target prices reflect valuation rolled forward at cost of equity less the next 12-months dividend** Information on Forsyth Barr's Carbon and ESG (CESG) ratings can be found at www.forsythbarr.co.nz/corporate-news-events/cesg-report

FY26 result review

RAD delivered FY26 NPAT of NZ$10.1m, up +36% year on year. Key points from the result:

- **Underlying EBITDAR per bed:** rose +11% to NZ$31.1k, reflecting continued operating leverage from higher occupancy, an improved mix of hospital and specialist care residents, and cost control. Underlying EBITDA lifted +17% to NZ$27.4m.
- **Occupancy:** strengthened to 94.9% from 92.8% in FY25. Demand strength and tight sector supply persisted.
- **Accommodation supplements:** revenue rose +12% to NZ$12.2m, with the number of beds attracting the supplement up to 962 at FY26, from 882 in FY25.
- **Resales and property revaluation:** 18 ORA resales completed in FY26 (flat on FY25), with 2H26 modestly behind 1H26. Realised resale gains were NZ$1.8m (FY25: NZ$1.5m). Freehold land and buildings were independently revalued at year-end, with NZ$6.1m taken to other comprehensive income and NZ$1.5m of prior period revaluation losses reversed through P&L.
- **Cash flow:** operating cash flow was NZ$25.1m, +25% on FY25 as RAD benefited from higher EBITDA and a further reduction in bank interest paid (-25% to NZ$4.6m). AFFO of NZ$12.7m was +44% ahead of FY25.
- **Debt and leverage:** net debt was NZ$68.7m at balance date, broadly flat on FY25 despite NZ$14.7m of acquisition spend and NZ$14.4m of capex. Leverage reduced to 2.5x trailing underlying EBITDA, achieving RAD's medium-term target.
- **Dividends:** RAD declared a final cash dividend of NZ1.2cps (+50% on FY25), taking the FY26 total to NZ2.2cps (+52%), representing ~49% of AFFO and an 8.0% gross yield.
- **Cibus Catering:** contributed a full year for the first time, with revenue of NZ$16.7m and NPAT of NZ$1.2m (NZ$0.6m to non-controlling interest).
- **LTI**: RAD issued 12.3m performance share rights under a new LTIP during FY26, with three tranches vesting at 10-day VWAP hurdles of NZ$0.44cps/NZ$0.66cps/NZ$0.88cps at 31 July 2027/2028/2029 respectively. The hurdles sit +10%/+65%/+120% above the current NZ$0.40 share price, signalling management conviction in the longer-term growth trajectory.
- **Growth pipeline:** Karori (90 beds, 14 vacant ORA units, NZ$13.6m net investment) settles 27 May 2026 and is expected to be immediately accretive to FY27 PBT. The new-build pipeline of up to 20 sites is progressing, with bulk earthworks underway at the Belfast (Christchurch) site. RAD recognised a NZ$1.4m non-cash partial impairment of capitalised development costs in FY26 (FY25: nil) as RAD updated project scopes across the development portfolio.

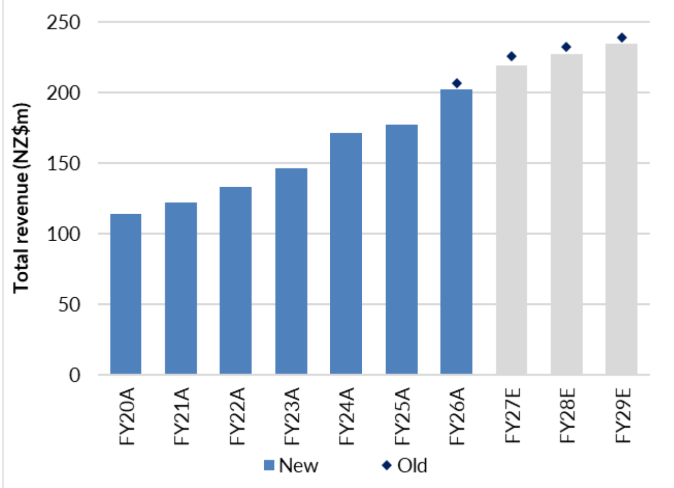
Figure 1. FY26 result comparison (NZ$m)

NZ$m	FY25 Actual	FY26 Actual	Change (%)	FY26 FB forecast	Deviation (%)
Revenue	175.3	200.1	+14%	204.9	-2%
Deferred management fees	2.1	2.2	+2%	2.3	-4%
Total revenue	**177.4**	**202.3**	**+14%**	**207.2**	**-2%**
Change in fair value of investment property	3.1	3.2	+3%	3.3	-3%
Interest income	0.1	0.1	-59%	0.1	-34%
Total revenue and other income	**180.7**	**205.5**	**+14%**	**210.5**	**-2%**
Employee costs	(106.3)	(123.0)	+16%	(122.7)	+0%
Depreciation expense	(10.4)	(13.2)	+27%	(11.6)	+14%
Finance costs	(12.2)	(11.6)	-5%	(11.5)	+0%
Other expenses	(41.3)	(43.3)	+5%	(45.6)	-5%
Total expenses	**(170.2)**	**(191.2)**	**+12%**	**(191.4)**	**-0%**
Profit (loss) before income tax	10.5	14.3	+37%	19.1	-25%
Income tax expense	(3.1)	(4.3)	+39%	(4.9)	-13%
Profit for the period (NPAT)	**7.4**	**10.1**	**+36%**	**14.2**	**-29%**
Basic and diluted eps (cents per share)	2.6	3.5	+38%	5.0	-29%
Underlying EBITDA	**23.5**	**27.4**	**+17%**	**30.6**	**-11%**

Source: Company, Forsyth Barr analysis

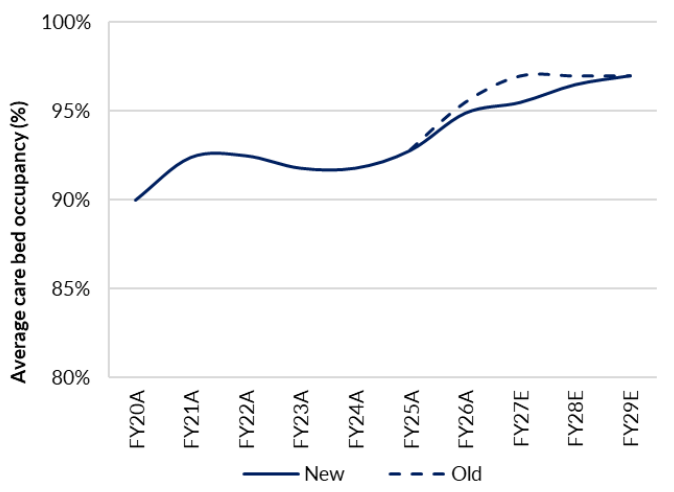
Key charts

Figure 2. FY26 total revenue came in behind expectations ...



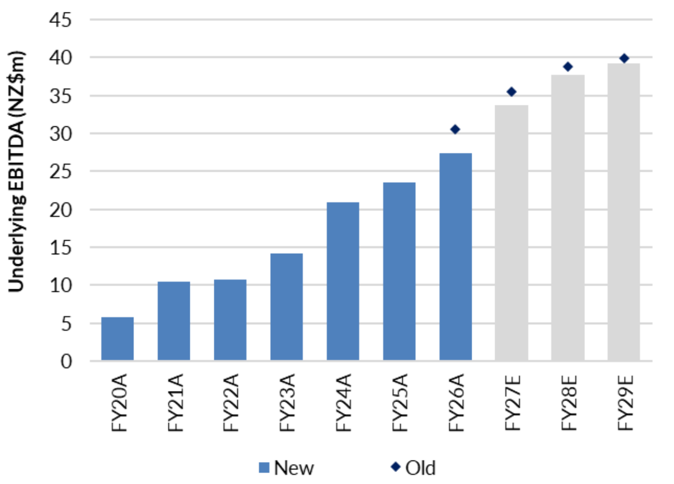
Source: Company, Forsyth Barr analysis

Figure 3. ... with occupancy modestly softer than expected



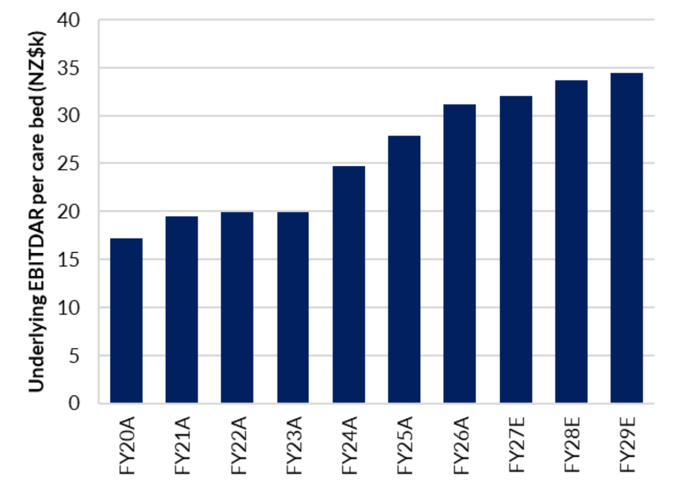
Source: Company, Forsyth Barr analysis

Figure 4. Our EBITDA forecasts have softened modestly ...



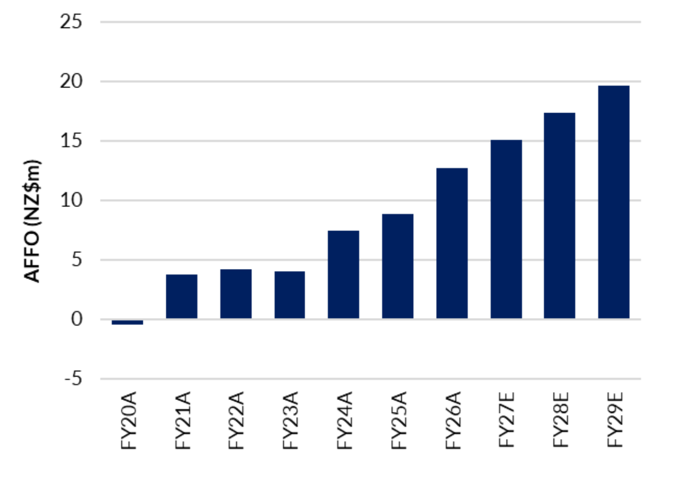
Source: Company, Forsyth Barr analysis

Figure 5. ... albeit we expect earnings growth to continue



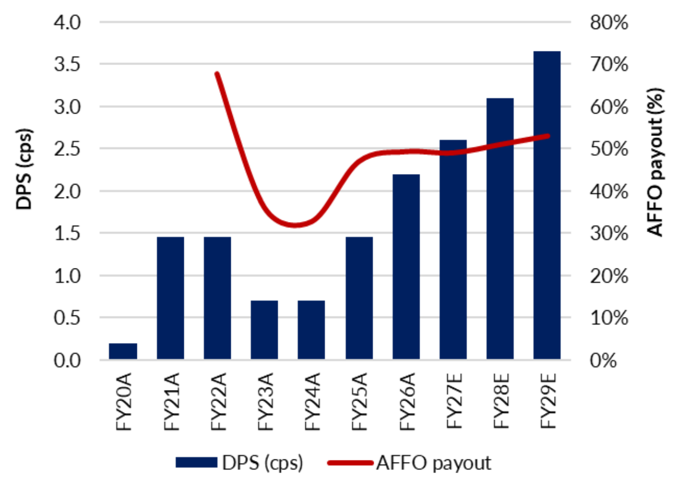
Source: Company, Forsyth Barr analysis

Figure 6. AFFO grew +44% in FY26, growth should continue ...



Source: Company, Forsyth Barr analysis

Figure 7. ... supporting both dividend growth and expansion



Source: Company, Forsyth Barr analysis

Earnings revisions

We moderate occupancy gains across FY27/FY28/FY29 to reflect the lower FY26 starting point of 94.9% (versus our prior FY26E of 95.5%), pushing the path to a ~97% sustainable ceiling out to FY29. We partly offset this with a modestly higher EBITDAR per occupied bed trajectory—FY26 landed at NZ$31.1k versus our prior 1H26 reference of NZ$29.9k—and lift our outer-year assumption towards ~NZ$33.6k by FY28E on continued hospital and specialist care mix shift. We incorporate the sale of all 14 Karori ORA units in FY27, contributing to DMF revenue growth through the outer years of our forecast horizon, assuming NZ$6m proceeds from the sales. On balance, our underlying EBITDA forecasts decline -5%/-3%/-2% across FY27/FY28/FY29 respectively.

Figure 8. Earnings revisions (NZ$m)

	FY26		FY27			FY28			FY29	
NZ$m	**Actual**	**Old**	**New**	**Change**	**Old**	**New**	**Change**	**Old**	**New**	**Change**
Revenue	200.1	223.8	216.8	-3%	230.2	224.7	-2%	236.3	231.2	-2%
Deferred management fees	2.2	2.4	2.5	+3%	2.5	2.8	+15%	2.7	3.3	+24%
Total revenue	**202.3**	**226.2**	**219.3**	**-3%**	**232.6**	**227.5**	**-2%**	**238.9**	**234.5**	**-2%**
Change in fair value of investment property	3.2	3.5	3.6	+2%	3.7	3.8	+3%	3.9	4.2	+7%
Interest income	0.1	0.1	0.1	-1%	0.2	0.1	-52%	0.6	0.3	-53%
Total revenue and other income	**205.5**	**229.8**	**222.9**	**-3%**	**236.6**	**231.4**	**-2%**	**243.4**	**238.9**	**-2%**
Employee costs	(123.0)	(131.4)	(131.5)	+0%	(133.9)	(133.3)	-0%	(137.5)	(135.1)	-2%
Depreciation expense	(13.2)	(11.6)	(13.6)	+17%	(12.7)	(14.8)	+17%	(12.9)	(14.9)	+16%
Finance costs	(11.6)	(12.2)	(12.0)	-1%	(11.9)	(12.1)	+2%	(11.6)	(11.2)	-4%
Other expenses	(43.3)	(51.1)	(46.2)	-10%	(52.1)	(49.3)	-5%	(53.5)	(52.6)	-2%
Total expenses	**(191.2)**	**(206.3)**	**(203.3)**	**-1%**	**(210.5)**	**(209.4)**	**-1%**	**(215.6)**	**(213.9)**	**-1%**
Profit (loss) before income tax	**14.3**	**23.5**	**19.6**	**-16%**	**26.0**	**22.0**	**-16%**	**27.8**	**25.0**	**-10%**
Income tax expense	(4.3)	(6.0)	(5.4)	-11%	(6.6)	(5.8)	-11%	(6.9)	(6.4)	-7%
Profit for the period (NPAT)	**10.1**	**17.4**	**14.2**	**-18%**	**19.4**	**16.1**	**-17%**	**20.9**	**18.6**	**-11%**
Basic and diluted eps (cents per share)	3.5	6.2	5.0	-18%	6.9	5.7	-17%	7.4	6.6	-11%
Underlying EBITDA	**27.4**	**35.5**	**33.7**	**-5%**	**38.8**	**37.7**	**-3%**	**39.9**	**39.2**	**-2%**

Source: Forsyth Barr analysis

Additional data

Figure 9. Share price performance

Source: LSEG, Forsyth Barr analysis

Figure 10. Substantial shareholders

Shareholder	Latest Holding
Kade Kings Limited	33.3%
Neil John Foster	5.5%

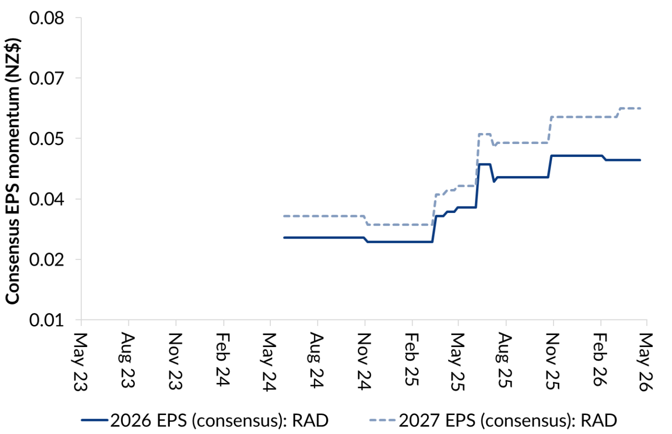
Source: NZX, Forsyth Barr analysis, NOTE: based on SPH notices only

Figure 11. International valuation comparisons using consensus data (one and two year forward)

Company	Code	Price	Mkt Cap	PE		EV/EBITDA		EV/EBIT		Cash Yld
			(m)	1yr	2yr	1yr	2yr	1yr	2yr	1yr
Radius Residential Care	**RAD NZ**	**NZ$0.40**	**NZ$113**	**6.8x**	**6.7x**	**10.5x**	**9.8x**	**14.1x**	**13.3x**	**6.0%**
Oceania Healthcare	OCA NZ	NZ$0.70	NZ$503	8.7x	7.9x	10.8x	11.3x	12x	12.8x	0.6%
Ryman Healthcare	RYM NZ	NZ$2.20	NZ$2,235	25.3x	19.6x	17.9x	15.2x	26.1x	23.1x	0.4%
Summerset	SUM NZ	NZ$7.56	NZ$1,845	7x	6.3x	10.2x	10x	11.6x	10.5x	3.4%

Source: Forsyth Barr analysis, Bloomberg. NOTE: all multiples based on Bloomberg consensus estimates. EV = market cap + net debt + lease liabilities + min interests - investments

Figure 12. Consensus EPS momentum (NZ$)



Source: Bloomberg, Forsyth Barr analysis

Disclosures

Important information about this publication

Forsyth Barr Limited ("**Forsyth Barr**") holds a licence issued by the Financial Markets Authority to provide financial advice services. In making this publication available, Forsyth Barr (and not any named analyst personally) is giving any financial advice it may contain. Some information about us and our financial advice services is publicly available. You can find that on our website at www.forsythbarr.co.nz/choosing-a-financial-advice-service Please note the limitations in relation to distribution generally, and in relation to recipients in Australia in particular, as set out under those headings below.

Radius Residential Care ("**Researched Entity**") has commissioned Forsyth Barr to provide ongoing research coverage and to publish written reports from time to time (including this publication), in consideration of a fee payable by the Researched Entity. Forsyth Barr follows a research process (including through the Analyst certification below) designed to ensure that the recommendations and opinions in our research publications are not influenced by this arrangement and the other interests of Forsyth Barr and related parties disclosed below. However, entities may not be willing to continue to pay for research coverage that includes unfavourable views.

Any recommendations or opinions in this publication do not take into account your personal financial situation or investment goals, and may not be suitable for you. If you wish to receive personalised financial advice, please contact your Forsyth Barr Investment Adviser.

Past performance is not indicative of future performance. Estimates of future performance are based on assumptions that may not be realised. If provided, and unless otherwise stated, the closing price provided is that of the primary exchange for the issuer's securities or investments.

This publication has been prepared in good faith based on information obtained from sources believed to be reliable and accurate. However, that information has not been independently verified or investigated by Forsyth Barr. If there are material inaccuracies or omissions in the information it is likely that our recommendations or opinions would be different. Any analyses or valuations will also typically be based on numerous assumptions (such as the key WACC assumptions); different assumptions may yield materially different results.

Forsyth Barr does not undertake to keep current this publication; any opinions or recommendations may change without notice to you.

In giving financial advice, Forsyth Barr is bound by duties under the Financial Markets Conduct Act 2013 ("**FMCA**") to:

- exercise care, diligence, and skill,
- give priority to the client's interests, and
- when dealing with retail clients, comply with the Code of Professional Conduct for Financial Advice Services, which includes standards relating to competence, knowledge, skill, ethical behaviour, conduct, and client care.

There are likely to be fees, expenses, or other amounts payable in relation to acting on any recommendations or opinions in this publication. If you are Forsyth Barr client we refer you to the Advice Information Statement for your account for more information.

Analyst certification: The research analyst(s) primarily responsible for the preparation and content of this publication ("**Analysts**") are named on the first page of this publication. Each such Analyst certifies (other than in relation to content or views expressly attributed to another analyst) that (i) the views expressed in this publication accurately reflect their personal views about each issuer and financial product referenced; and (ii) no part of the Analyst's compensation was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed by that Analyst in this publication.

Analyst holdings: The following Analyst(s) have a threshold interest in the financial products referred to in this publication: N/A.For these purposes, a threshold interest is defined as being a holder of more than $50,000 in value or 1% of the financial products on issue, whichever is the lesser.

Other disclosures: Forsyth Barr and its related companies (and their respective directors, officers, agents and employees) ("**Forsyth Barr Group**") may have long or short positions or otherwise have interests in the financial products referred to in this publication, and may be directors or officers of, and/or provide (or be intending to provide) corporate advisory or other services to, the issuer of those financial products (and may receive fees for so acting). Members of the Forsyth Barr Group may buy or sell financial products as principal or agent, and in doing so may undertake transactions that are not consistent with any recommendations contained in this publication. Other Forsyth Barr business units may hold views different from those in this publication; any such views will generally not be brought to your attention. Forsyth Barr confirms no inducement has been accepted from the issuer(s) that are the subject of this publication, whether pecuniary or otherwise, in connection with making any recommendation contained in this publication. In preparing this publication, non-financial assistance (for example, access to staff or information) may have been provided by the issuer(s) being researched.

Corporate advisory engagements:: Other than confidential engagements, Forsyth Barr has not within the past 12 months been engaged to provide corporate advisory services to the Researched Entity.

Complaints: Information about Forsyth Barr's complaints process and our dispute resolution process is available on our website – www.forsythbarr.co.nz.

Disclaimer: Where the FMCA applies, liability for the FMCA duties referred to above cannot by law be excluded. However to the maximum extent permitted by law, Forsyth Barr otherwise excludes and disclaims any liability (including in negligence) for any loss which may be incurred by any person acting or relying upon any information, analysis, opinion or recommendation in this publication. The information contained within this publication is published solely for information purposes and is not a solicitation or offer to buy or sell any financial instrument or participate in any trading or investment strategy.

Distribution: This publication is not intended to be distributed or made available to any person in any jurisdiction where doing so would constitute a breach of any applicable laws or regulations or would subject Forsyth Barr to any registration or licensing requirement within such jurisdiction.

Recipients in Australia: This publication is only available to "wholesale clients" within the meaning of section 761G of the Corporations Act 2001 (Cth) (" **wholesale clients**"). In no circumstances may this publication be made available to a "retail client" within the meaning of section 761G. Further, this publication is only available on a limited basis to authorised recipients in Australia. Forsyth Barr is a New Zealand company operating in New Zealand that is regulated by the Financial Markets Authority of New Zealand and NZX. This publication has been prepared in New Zealand in accordance with applicable New Zealand laws, which may differ from Australian laws. Forsyth Barr does not hold an Australian financial services licence. This publication may refer to a securities offer or proposed offer which is not available to investors in Australia, or is only available on a limited basis, such as to professional investors or others who do not require prospectus disclosure under Part 6D.2 of the Corporations Act 2001 (Cth) and are wholesale clients.