



2017

SHAREHOLDER HOLDER MEETING

7 JULY





MEETING OUTLINE

- Review of FY2017 performance and strategy
- Consider and vote on Meeting resolutions
 - Re-elect Michael Ambrose
 - Re-elect Paul Ridley-Smith
 - Director Fees
 - Ratification of Share Issue
 - Auditor Remuneration
- General Business

INTRODUCTIONS

Susan Paterson, Independent Director

Anthony Beverley, Independent Director

Michael Ambrose, non-Independent Director

Paul Ridley-Smith, Independent Director

Bill McDonald, Chief Executive Officer

Jeremy Nicoll, Chief Financial Officer

Peter Wilson, Independent Director & Chair

ADVISORS:

Auditors, Ernst & Young

Legal, Chapman Tripp

Registrar, Computershare



MEETING FORMALITIES

- Health & safety procedures
- Minutes of 2016 Meeting available
- Notice of meeting properly given
- Quorum confirmed
- Meeting agenda

A photograph of an elderly man with glasses, wearing a blue short-sleeved shirt, working in a workshop. He is using a large wooden mallet to drive a chisel into a piece of wood held in a vise. The workshop is filled with various tools and materials on shelves in the background. The text "CHAIR'S ADDRESS" is overlaid in large white letters across the center of the image.

CHAIR'S ADDRESS

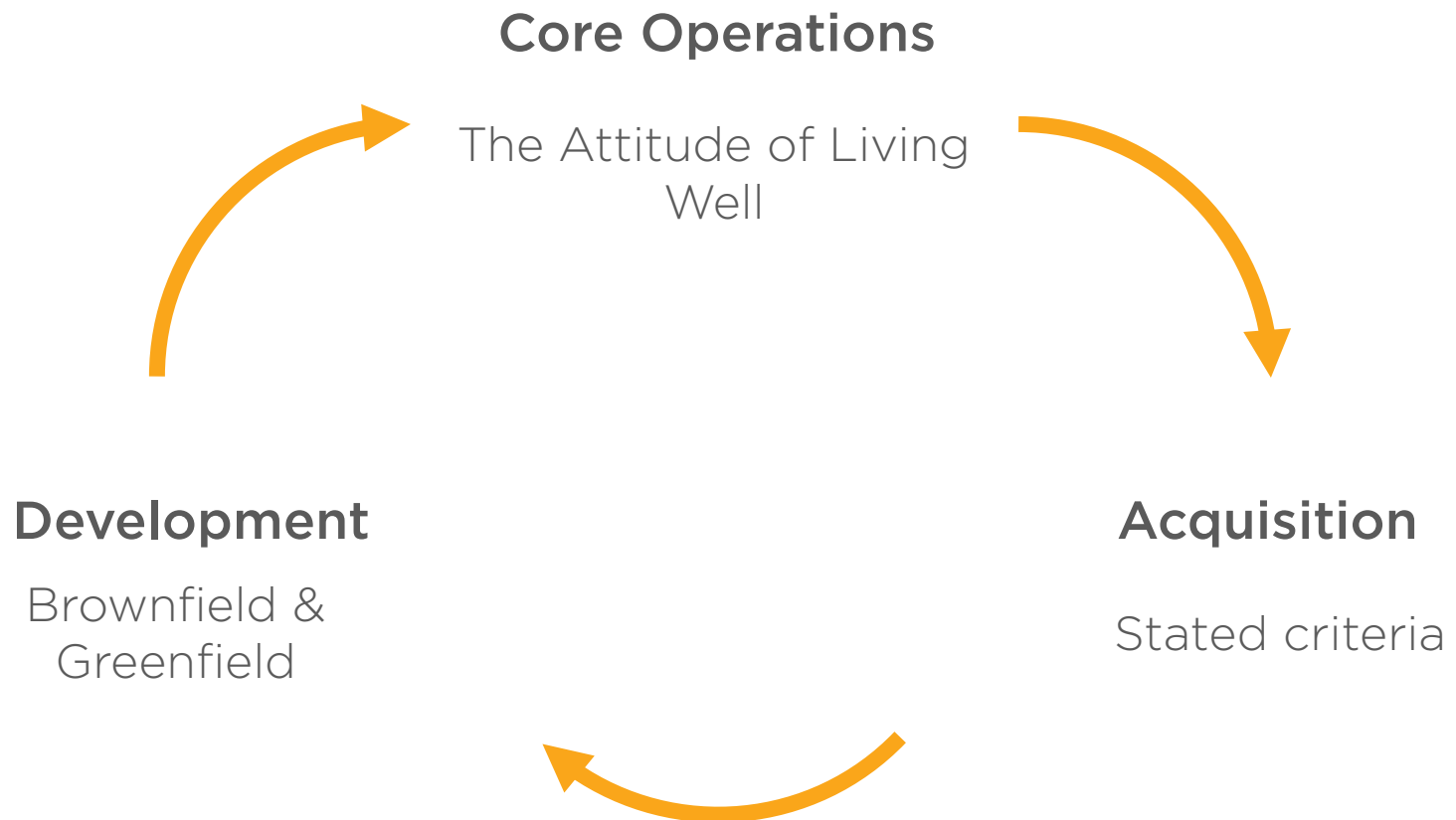
CEO'S REVIEW



ARVIDA GROUP LIMITED Annual Shareholder Meeting 7 July 2017



STRATEGY UPDATE





OVERVIEW OF OPERATIONS

- Excellent result from our first resident survey
- Integration of the household model:
 - Multi-faceted approach bringing together philosophies of eating well, moving well, thinking well, resting well and engaging well
 - To create an environment that feels like home
- Initiatives will continue to take a needs-based focus
- Equal pay settlement announced:
 - Excellent outcome for caregivers
 - Impact neutral to earnings but positive to retention rates



STRONG FINANCIAL PERFORMANCE

- Strong FY2017 result well above FY2016 on all measures
- 27% accretion in Underlying Profit per share
- Lift in care occupancy to 95%
- Total of 166 resales and 32 sales of new units completed in period:
 - Prices have continued to firm across villages
 - Low levels of vacant stock
- Strong operating cash flow reflects high care component



STRATEGY DELIVERS UPLIFT

Movements in Underlying Profit¹



1. Underlying Profit is a non-GAAP (unaudited) measure and differs from NZ IFRS net profit after tax by replacing the unrealised fair value adjustment in property values with the Board's estimate of realised components of movements in investment property value and to eliminate deferred tax and one-off items.

INCREASED ASSET BASE

- Investment property increased 92% or \$274m:
 - \$215m of investment property purchased as part of village acquisitions in FY2017
- Average price per unit increased 32% due to acquisition of higher value units and unit repricing strategy
- \$153 million of embedded value:
 - Strong growth since IPO enhanced by acquisition strategy
- Gearing remains conservative with headroom to undertake development programme



5 ACQUISITIONS ADDED 600+ UNITS

Cascades



Lauriston Park



Copper Crest



Bethlehem Views



Lansdowne Park





900+ UNITS IN DEVELOPMENT PIPELINE

	CARE	ILUs	TOTAL	NEEDS %
CURRENT	1,446	1,301	2,747	74%
Development in progress	36	226	262	49%
Future development	120	285	405	100%
Greenfield development	40	200	240	33%
Total development	196	711	907	68%
ON COMPLETION	1,642	2,012	3,654	73%



PARK LANE - CHRISTCHURCH





USE OF INNOVATIVE MATERIALS



- Cross laminated timber
- Seismic integrity
- Visually warm
- Thermal performance

PARK LANE





GREENFIELD DEVELOPMENT SITE





DIVIDENDS

4th Quarter FY2017
Dividend

1.15 cps

Imputed at 0.4 cps
Increase sustainable

Total Net FY2017
Dividend

4.45 cps

5% up on last year
62% of Underlying Profit

- Momentum in revenue and earnings continuing
- Fundamentals continue to underpin sector outlook




PERFORMANCE UPDATE



Source: IRESS

QUESTIONS



A photograph of two elderly women sitting side-by-side in a red hot air balloon basket. The woman on the left has short, wavy white hair and is wearing a red long-sleeved top and a silver necklace with large, dark, oval-shaped pendants. She is looking off to the side with a neutral expression. The woman on the right has short, wavy white hair and is wearing a white cardigan over a blue and green patterned blouse. She is smiling broadly, looking towards the right. The background shows a bright, sunny day with a red balloon visible in the distance.

RESOLUTIONS

ARVIDA GROUP LIMITED Annual Shareholder Meeting 7 July 2017

RESOLUTION ONE

1

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

RESOLUTION ONE

PROVISIONAL VOTING

1

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

For	84,789,572	98.5%
Against	144,179	0.2%
Proxy	1,146,191	1.3%
Abstain	2,342,228	N/A

Provisional voting numbers are as at the close of business on 5 July 2017

RESOLUTION TWO

2

That Paul Ridley-Smith, who retires by rotation, and being eligible, offers himself for re-election as a Director of Arvida.

RESOLUTION TWO

PROVISIONAL VOTING

2

That Paul Ridley-Smith, who retires by rotation, and being eligible, offers himself for re-election as a Director of Arvida.

For	80,831,924	98.6%
Against	0	0.0%
Proxy	1,129,191	1.4%
Abstain	6,461,055	N/A

Provisional voting numbers are as at the close of business on 5 July 2017

RESOLUTION THREE

3

That the director fees previously approved by shareholders at up to \$500,000 per annum (plus GST, if any) at the 2016 Annual Meeting be allocated among directors as provided in the Notice.



LEVEL OF DIRECTOR FEES

- Shareholders approved increase in director fee pool to \$500,000 at the 2016 Annual Meeting
- Before changing director fee amounts within this limit, Arvida committed to seek independent advice on appropriate fee levels and further shareholder support
- Benchmarking and advice was sought from The Institute of Directors in NZ Inc. (IoD)
- Recommendation based on Arvida's complexity and risk profile:

	IoD	Proposed
Base director fee	\$80-90k	\$82k
Chair fee	\$150k-\$170k	\$150k
Committee chair fee [^]	\$90k-\$100k	\$90k-\$94k

[^] Remuneration for chairs of Audit and Remuneration Committees

- Base fee includes committee attendance with IoD recommending a fee only for a committee chair

RESOLUTION THREE

PROVISIONAL VOTING

3

That the director fees previously approved by shareholders at up to \$500,000 per annum (plus GST, if any) at the 2016 Annual Meeting be allocated among directors as provided in the Notice.

For	76,735,892	97.8%
Against	581,518	0.7%
Proxy	1,182,643	1.5%
Abstain	9,922,117	N/A

Provisional voting numbers are as at the close of business on 5 July 2017

RESOLUTION FOUR

4

That the 15,817,374 shares issued on 3 October 2016 at \$1.1696 each to the vendors of Copper Crest Village Estate and Neil RV Cambridge under respective sale and purchase agreements are ratified, confirmed and approved for the purposes of NZX Main Board Listing Rule 7.3.5(c).

RESOLUTION FOUR

PROVISIONAL VOTING

4

That the 15,817,374 shares issued on 3 October 2016 at \$1.1696 each to the vendors of Copper Crest Village Estate and Neil RV Cambridge under respective sale and purchase agreements are ratified, confirmed and approved for the purposes of NZX Main Board Listing Rule 7.3.5(c).

For	86,966,608	98.6%
Against	88,727	0.1%
Proxy	1,194,149	1.3%
Abstain	172,686	N/A

Provisional voting numbers are as at the close of business on 5 July 2017

RESOLUTION FIVE

5

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

RESOLUTION FIVE – PROVISION VOTING

5

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

For	86,324,764	98.6%
Against	73,370	0.1%
Proxy	1,145,119	1.3%
Abstain	878,917	N/A

Provisional voting numbers are as at the close of business on 5 July 2017



GENERAL BUSINESS

- Questions from the floor
- Please state your name and advise whether you are a Shareholder, a proxy holder or a Shareholder company representative



THANK YOU