

Annual Meeting of Shareholders

Arvida Group Limited

19 August 2016



Important Notice

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Chairperson's
Introduction



SUMMARY OF FINANCIAL PERFORMANCE

TOTAL REVENUE

\$82.5 million

+19%

Ahead of IPO forecast of \$69.5m

OPERATING EARNINGS¹

\$17.4 million

+19%

Ahead of IPO forecast of \$14.6m

REPORTED NPAT (IFRS)

\$24.0 million

+127%

Ahead of IPO forecast of \$10.6m

UNDERLYING PROFIT²

\$15.8 million

+19%

Ahead of IPO forecast of \$13.3m

TOTAL ASSETS

\$461 million

+26%

Ahead of IPO forecast of \$365m

1. Earnings Before Interest, Tax, Depreciation and Amortisation.

2. Underlying Profit is a non-GAAP financial measure and differs from NZ IFRS net profit after tax by replacing the fair value adjustment in investment 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.



FIRST QUARTER DIVIDEND AND FY17 GUIDANCE

First Quarter Dividend

- First quarter dividend at 1.10 cents per share
- Record date is 5 September 2016
- Payment on 13 September 2016
- Partially imputed with 0.40 cps of imputation credits
- Supplementary dividend of 0.18 cps for non-resident shareholders

Dividend Policy

- Distribute 60% to 80% of Underlying Profit per annum
- FY16 dividend represented 74% of Underlying Profit
- Dividends paid on a quarterly basis

FY17 Guidance

- Business continues to perform well
- Based on current expectations, lift in dividends sustainable, with development activity to deliver continued momentum in revenue and earnings



CEO's
Review



FY2016 HIGHLIGHTS

IPO Forecast Achieved

Underlying profit¹ of \$15.8 million exceeded IPO forecast

Accretive Acquisitions

Three villages in prime Auckland locations acquired and integrated

Development Activity

32 new units delivered, 187 in planning and consenting phase

Integration Completed

Integration tasks outlined at IPO completed and synergies captured

Platform Established

Support and development capabilities deepened, scalable

Dividends Lifted

Above IPO forecast performance and executing on strategy

1. Underlying Profit is a non-GAAP financial measure and differs from NZ IFRS net profit after tax by replacing the fair value adjustment in investment 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.



DEVELOPMENT ACTIVITY – IN PROGRESS



Aria Bay – Auckland – 24 Units



Park Lane – Christchurch – Ground Improvement Works



FY2016 RESULT HIGHLIGHTS

FY2016 financial performance was ahead of IPO forecasts

Revenue

\$82.5 million

19% ahead of IPO
forecast of \$69.5m

EBITDA

\$17.4 million

19% ahead of IPO
forecast of \$14.6m

Net Profit After Tax

\$24.0 million

127% ahead of IPO
forecast of \$10.6m

- Sales momentum built and high occupancy in aged care facilities maintained
- \$19.1m gain in the fair value of investment properties
- Total Assets up \$108m to \$461m
- External Debt at \$13.3m

Underlying Profit¹

\$15.8 million

19% ahead of FY2016
IPO forecast of \$13.3m

1. Underlying Profit is a non-GAAP financial measure and differs from NZ IFRS net profit after tax by replacing the fair value adjustment in investment 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.



ARVIDA STRATEGY

Three core components remain central to Arvida's strategy

1

Operations

Ongoing focus on enhancing our high quality care offering

2

Development

Progressing identified development opportunities within our existing properties

3

Acquisition

Continue to evaluate complementary opportunities

IPO Tasks

✓ Completed



2016/2017 Key Initiatives

Village Management Standardised Systems & Procedures

 **LANSDOWNE PARK – ACQUIRED JUNE 2016**



Community facilities at Lansdowne Park



Villa at Lansdowne Park



NATIONAL FOOTPRINT OF 22 VILLAGES

Arvida Villages

New Plymouth



Masterton



Waikanae



Nelson



Rangiora



Auckland



Rotorua



Palmerston North



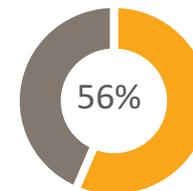
Blenheim



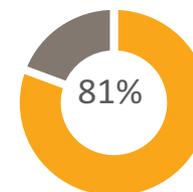
Christchurch



Aged Care Composition



Needs-Based Composition



1,296 Beds/1,001 Units[^]

[^] Includes Aria Villages acquired July 2015 and Lansdowne Park acquired June 2016.



Resolutions



RESOLUTION ONE

1

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



RESOLUTION ONE – PROVISIONAL VOTING

1

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

For	46,249,470	97.0%
Against	12,100	0.1%
Proxy	1,425,447	3.0%
Abstain	180,948	N/A

Provisional voting numbers are as at the close of business on 18 August 2016



RESOLUTION TWO

2

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



RESOLUTION TWO – PROVISIONAL VOTING

2

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

For	46,237,847	97.0%
Against	12,100	0.1%
Proxy	1,440,947	3.0%
Abstain	177,071	N/A

Provisional voting numbers are as at the close of business on 18 August 2016



RESOLUTION THREE

3

That the pool available for payment of director fees is increased from \$400,000 to \$500,000, an increase of \$100,000, with such amount to be divided amongst the directors in such proportion and such manner as the directors from time to time determine.

RESOLUTION THREE – PROVISIONAL VOTING

3

That the pool available for payment of director fees is increased from \$400,000 to \$500,000, an increase of \$100,000, with such amount to be divided amongst the directors in such proportion and such manner as the directors from time to time determine.

For	36,458,543	79.2%
Against	7,954,521	17.3%
Proxy	1,621,318	3.5%
Abstain	1,833,583	N/A

Provisional voting numbers are as at the close of business on 18 August 2016



RESOLUTION FOUR

4

That the 5,393,724 shares issued on 30 June 2016 at \$1.11 each to the vendors of Lansdowne Park Village Limited and Lansdowne Developments Limited under the sale and purchase agreement 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 5,393,724 shares issued on 30 June 2016 at \$1.11 each to the vendors of Lansdowne Park Village Limited and Lansdowne Developments Limited under the sale and purchase agreement are ratified, confirmed and approved for the purposes of NZX Main Board Listing Rule 7.3.5(c).

For	47,002,018	98.6%
Against	61,977	0.1%
Proxy	611,626	1.3%
Abstain	192,344	N/A

Provisional voting numbers are as at the close of business on 18 August 2016



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	46,002,476	96.2%
Against	174,750	0.4%
Proxy	1,628,318	3.4%
Abstain	62,421	N/A

Provisional voting numbers are as at the close of business on 18 August 2016



General
Business



Arvida



AUCKLAND

ArvidaGro