



***Presbyterian Support***  
**Central**

**FINANCIAL STATEMENTS**  
**YEAR ENDED 30 JUNE 2026**

**STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE  
FOR THE YEAR ENDED 30 JUNE 2026**

|                                                         | <i>Note</i> | <b>2026<br/>\$000's</b> | <b>2025<br/>\$000's</b> |
|---------------------------------------------------------|-------------|-------------------------|-------------------------|
| <b>Operating Income</b>                                 |             |                         |                         |
| Revenue from Services                                   |             | 75,720                  | 73,241                  |
| Village Contributions                                   |             | 3,022                   | 2,521                   |
| Recovery of Village Outgoings                           |             | 1,543                   | 1,432                   |
| Non-exchange Operating Income                           | 9           | 560                     | 456                     |
| <b>Total Operating Income</b>                           |             | <b>80,845</b>           | <b>77,650</b>           |
| <b>Operating Expenditure</b>                            |             |                         |                         |
| Personnel                                               |             | 58,340                  | 56,124                  |
| Operating Expenses                                      |             | 16,002                  | 14,877                  |
| Property Costs                                          |             | 3,781                   | 3,821                   |
| Depreciation and Amortisation of Intangibles            | 3           | 2,916                   | 2,964                   |
| <b>Total Operating Expenditure</b>                      |             | <b>81,039</b>           | <b>77,786</b>           |
| <b>Total Operating Surplus / (Deficit)</b>              |             | <b>(194)</b>            | <b>(136)</b>            |
| <b>Other Income and (Expenses)</b>                      |             |                         |                         |
| Finance Income / (Expenses)                             |             |                         |                         |
| Interest                                                |             | 236                     | 321                     |
| Dividends                                               |             | 440                     | 261                     |
| Realised Share Gain / (Loss)                            |             | 20                      | 64                      |
| Unrealised Share Gain / (Loss)                          |             | 1,279                   | 738                     |
| Net Change in Fair Value of Investment Properties       | 2           | 1,727                   | 1,140                   |
| Gain / (Loss) on Sale of Fixed Assets                   |             | 15                      | 33                      |
| Grants Distributed from Trusts                          |             | (231)                   | (213)                   |
| Tax Expense                                             |             | (62)                    | (60)                    |
| <b>Total Other Income / (Expenses)</b>                  |             | <b>3,424</b>            | <b>2,284</b>            |
| <b>Net Surplus / (Deficit) for Year</b>                 |             | <b>3,230</b>            | <b>2,148</b>            |
| <b>Other Comprehensive Revenue and Expense</b>          |             |                         |                         |
| Net Change in Fair Value of Property, Plant & Equipment |             | 762                     | -                       |
| <b>Total Other Comprehensive Revenue and Expense</b>    |             | <b>762</b>              | <b>-</b>                |
| <b>Total Comprehensive Revenue and Expense</b>          |             | <b>3,992</b>            | <b>2,148</b>            |

**STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2026**

|                                          | <b>Note</b> | <b>2026<br/>\$000's</b> | <b>2025<br/>\$000's</b> |
|------------------------------------------|-------------|-------------------------|-------------------------|
| <b>Equity</b>                            |             |                         |                         |
| <b>Total Equity</b>                      | <b>4</b>    | <b>146,957</b>          | <b>142,960</b>          |
| <i>Represented by :</i>                  |             |                         |                         |
| <b>Current Assets</b>                    |             |                         |                         |
| Cash and Cash Equivalents                |             | 2,786                   | 1,185                   |
| Accounts Receivable                      |             | 4,249                   | 3,584                   |
| Other Receivables                        |             | 300                     | 376                     |
| <b>Total Current Assets</b>              |             | <b>7,335</b>            | <b>5,145</b>            |
| <b>Non Current Assets</b>                |             |                         |                         |
| Investment Properties                    | 2           | 119,704                 | 113,370                 |
| Other Financial Assets                   | 6           | 16,894                  | 16,027                  |
| Property, Plant, Equipment & Intangibles | 3           | 86,426                  | 87,318                  |
| <b>Total Non-Current Assets</b>          |             | <b>223,023</b>          | <b>216,715</b>          |
| <b>Total Assets</b>                      |             | <b>230,358</b>          | <b>221,860</b>          |
| <b>Current Liabilities</b>               |             |                         |                         |
| Residents' Funds                         |             | 236                     | 169                     |
| Accounts Payable                         |             | 1,862                   | 2,727                   |
| Other Current Liabilities                |             | 4,829                   | 1,838                   |
| Refundable Occupation Right Agreements   |             | 64,392                  | 59,278                  |
| Employee Entitlements                    |             | 6,957                   | 6,719                   |
| Secured Bank Loans                       | 7           | 4,373                   | 7,421                   |
| <b>Total Current Liabilities</b>         |             | <b>82,648</b>           | <b>78,152</b>           |
| <b>Non-Current Liabilities</b>           |             |                         |                         |
| Employee Entitlements                    |             | 119                     | 114                     |
| Secured Bank Loans                       | 7           | 634                     | 634                     |
| <b>Total Non-Current Liabilities</b>     |             | <b>753</b>              | <b>748</b>              |
| <b>Total Liabilities</b>                 |             | <b>83,401</b>           | <b>78,900</b>           |
| <b>Net Assets</b>                        |             | <b>146,957</b>          | <b>142,960</b>          |

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2026**

|                                            | \$000's              |                               |              |              |                                   |                     |                 |
|--------------------------------------------|----------------------|-------------------------------|--------------|--------------|-----------------------------------|---------------------|-----------------|
|                                            | Accumulated<br>Funds | PPE<br>Revaluation<br>Reserve | Legacies     | Trusts       | Capital<br>Replacement<br>Reserve | Funds &<br>Reserves | Total<br>Equity |
| <b>2025</b>                                |                      |                               |              |              |                                   |                     |                 |
| <b>Balance 1 July 2024</b>                 | 84,377               | 42,265                        | 4,480        | 6,474        | 1,575                             | 1,641               | 140,812         |
| Total Comprehensive Income for the period  |                      |                               |              |              |                                   |                     |                 |
| <b>Net Surplus for the Year</b>            | 2,148                | -                             | -            | -            | -                                 | -                   | 2,148           |
| Other Comprehensive Income                 |                      |                               |              |              |                                   |                     |                 |
| <b>Revaluation increase PP&amp;E</b>       |                      |                               |              |              |                                   |                     |                 |
| Total Comprehensive Income                 | 2,148                | -                             | -            | -            | -                                 | -                   | 2,148           |
| Distributions                              | 213                  | -                             | -            | (135)        | -                                 | (78)                | -               |
| Transfers- Interest                        | (638)                | -                             | 184          | 293          | 76                                | 85                  | -               |
| Transfers- Other Including Expenditure     | 12                   | -                             | -            | (55)         | -                                 | 43                  | -               |
| <b>Balance 30 June 2025</b>                | <b>86,112</b>        | <b>42,265</b>                 | <b>4,664</b> | <b>6,577</b> | <b>1,651</b>                      | <b>1,691</b>        | <b>142,960</b>  |
| <b>2026</b>                                |                      |                               |              |              |                                   |                     |                 |
| <b>Balance 1 July 2025</b>                 | 86,112               | 42,265                        | 4,664        | 6,577        | 1,651                             | 1,691               | 142,960         |
| Total Comprehensive Income for the period  |                      |                               |              |              |                                   |                     |                 |
| <b>Net Surplus (Deficit) for the Year</b>  | 3,230                | -                             | -            | -            | -                                 | -                   | 3,230           |
| Other Comprehensive Income                 | -                    | -                             | -            | -            | -                                 | -                   | -               |
| <b>Revaluation net increase PP&amp;E</b>   | -                    | 762                           | -            | -            | -                                 | -                   | 762             |
| Total Comprehensive Income                 | 3,230                | 762                           | -            | -            | -                                 | -                   | 3,992           |
| Distributions                              | 231                  | -                             | -            | (172)        | -                                 | (59)                | -               |
| Transfers- Interest                        | (664)                | -                             | 208          | 298          | 75                                | 83                  | -               |
| Transfers- Including Capital & Expenditure | 11                   | -                             | 25           | (19)         | -                                 | (12)                | 5               |
| <b>Balance 30 June 2026</b>                | <b>88,920</b>        | <b>43,027</b>                 | <b>4,897</b> | <b>6,684</b> | <b>1,726</b>                      | <b>1,703</b>        | <b>146,957</b>  |

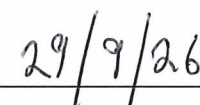
**For and on behalf of the Board:**



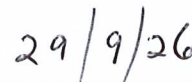
Board  
Member



Board  
Member



Date



Date

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 JUNE 2026**

|                                                       | <b>2026</b>    | <b>2025</b>     |
|-------------------------------------------------------|----------------|-----------------|
|                                                       | <b>\$000's</b> | <b>\$000's</b>  |
| <b>OPERATING ACTIVITIES</b>                           |                |                 |
| <i>Cash was Provided from :</i>                       |                |                 |
| Services Provided                                     | 77,059         | 75,426          |
| ORA Receipts From Incoming Residents                  | 12,792         | 6,484           |
| Goods & Services Tax                                  | -              | 60              |
| Interest                                              | -              | 42              |
|                                                       | <b>89,851</b>  | <b>82,012</b>   |
| <i>Cash was applied to :</i>                          |                |                 |
| Employees                                             | 57,987         | 55,491          |
| Suppliers                                             | 17,246         | 17,919          |
| Goods & Services Tax                                  | 175            | -               |
| ORA Payments To Outgoing Residents                    | 4,523          | 3,447           |
|                                                       | <b>79,931</b>  | <b>76,856</b>   |
| <b>Net Cash Flows from Operating Activities</b>       | <b>9,920</b>   | <b>5,156</b>    |
| <b>INVESTING ACTIVITIES</b>                           |                |                 |
| <i>Cash was Provided from :</i>                       |                |                 |
| Proceeds of Sale of Fixed Assets                      | 15             | 33              |
| Sale of Investments                                   | 1,000          | 500             |
|                                                       | <b>1,015</b>   | <b>533</b>      |
| <i>Cash was applied to :</i>                          |                |                 |
| Purchase of Property, Plant & Equipment               | 3,090          | 4,267           |
| Purchase of Occupation Right Agreement Properties     | 3,032          | 6,671           |
|                                                       | <b>6,122</b>   | <b>10,938</b>   |
| <b>Net Cash flows to Investing Activities</b>         | <b>(5,107)</b> | <b>(10,405)</b> |
| <b>FINANCING ACTIVITIES</b>                           |                |                 |
| <i>Cash was Provided from :</i>                       |                |                 |
| Proceeds from Drawdown of Bank Loan Facilities        | 150            | 4,220           |
|                                                       | <b>150</b>     | <b>4,220</b>    |
| <i>Cash was applied to :</i>                          |                |                 |
| Decrease / (Increase) in Resident Funds Held in Trust | (67)           | 12              |
| Repayment of Bank Loan Facilities                     | 3,198          | -               |
| Trust Disbursements                                   | 231            | 213             |
|                                                       | <b>3,362</b>   | <b>225</b>      |
| <b>Net Cash Flows to/from Financing Activities</b>    | <b>(3,212)</b> | <b>3,995</b>    |
| <b>NET CASH FLOWS</b>                                 | <b>1,601</b>   | <b>(1,254)</b>  |
| Opening Cash & Cash Equivalents                       | 1,185          | 2,439           |
| Closing Cash & Cash Equivalents                       | 2,786          | 1,185           |
| <b>Represented by :</b>                               |                |                 |
| Cash at Bank                                          | 2,786          | 1,185           |
| <b>Total Cash and Cash Equivalents</b>                | <b>2,786</b>   | <b>1,185</b>    |

|                                                                            |              |              |
|----------------------------------------------------------------------------|--------------|--------------|
| <b>Reconciliation of Surplus with Cash Flows from Operating Activities</b> |              |              |
| <b>SURPLUS/(LOSS) FOR YEAR</b>                                             | <b>3,230</b> | <b>2,148</b> |
| <i>Add Non-Cash Items:</i>                                                 |              |              |
| Depreciation                                                               | 2,916        | 2,964        |
| Increase / (Decrease) in Property Valuation                                | (1,727)      | (1,140)      |
| Managed Funds Management Expense                                           | 1,219        | 145          |
| Provision for Doubtful Debts                                               | 41           | 109          |
| Managed Funds PIE Tax Expense                                              | 62           | 60           |
| Asset Sale Capital Loss                                                    | (15)         | (33)         |
| Unrealised Gain/(loss) on investments                                      | (1,279)      | (738)        |
| Interest and Dividends Compounded                                          | (676)        | (540)        |
| Realised Gain/(loss) on investments                                        | (20)         | (64)         |
| LTO revenue received                                                       | (3,022)      | (2,521)      |
| <i>Add Non Operating Items:</i>                                            |              |              |
| Trust Distribution Expenses                                                | 231          | 213          |
|                                                                            | <b>960</b>   | <b>604</b>   |
| <b>Changes in Working Capital</b>                                          |              |              |
| Decrease/(Increase) in Receivables                                         | (764)        | 297          |
| Increase/(Decrease) in Operating Accounts Payable                          | 1,207        | 567          |
| Increase/(Decrease) in Employee Entitlements                               | 247          | 651          |
| Increase/(Decrease) in ORA Occupation Advances                             | 8,270        | 3,038        |
| <b>Net Cash Flow from Operating Activities</b>                             | <b>9,920</b> | <b>5,156</b> |

## **NOTES TO THE FINANCIAL STATEMENTS**

### **STATEMENT OF ACCOUNTING POLICIES**

#### **Reporting Entity**

Presbyterian Support Central (PSC) operates and develops rest homes, hospitals, retirement villages and provides community services within New Zealand.

Presbyterian Support Central is an Incorporated Society and was incorporated under the Charitable Trusts Act 1957 and was registered on 21 September 2007 under the Charities Act 2005.

The Financial Statements presented are for the reporting entity Presbyterian Support Central and includes trusts administered by Presbyterian Support Central (Refer note 4 for details).

Presbyterian Support Central is a Public Benefit Entity for the purposes of financial reporting in accordance with the Financial Reporting Act (2013).

#### **Statement of Compliance**

These Financial Statements have been prepared in accordance with generally accepted accounting practice in New Zealand ("NZ GAAP"). They comply with Public Benefit Entity Accounting Standards ("PBE Standards") as appropriate for Tier 1 not for profit Public Benefit Entities. The entity is a Tier 1 reporting entity as it has total expenditure greater than \$30 million in the two preceding reporting periods.

The Financial Statements were authorised for issue by the Board on 28 September 2026.

The Financial Statements have been prepared on a historical cost basis, except for land and buildings, investment properties and certain financial assets which have been measured at fair value. The presentation currency used is New Zealand Dollars and all figures have been rounded to whole thousands (\$000's).

The accounting policies set out below have been consistently applied in preparing the Financial Statements for the year ended 30 June 2026 and the comparative information presented for the year ended 30 June 2025.

#### **Going Concern**

The financial statements have been prepared on a going concern basis. Management has prepared forecasts covering a period of at least twelve months from the date of approval of these financial statements, which indicate that Presbyterian Support Central will be able to meet its obligations as they fall due. While the Statement of Financial Position reflects a net current liability position, this primarily arises from the classification of Refundable Occupation Right Agreements as current liabilities, as there is no unconditional right to defer settlement for more than twelve months. These liabilities are supported by substantial investment properties and other financial assets. Accordingly, the Board is satisfied that Presbyterian Support Central has adequate resources to continue its operations for the foreseeable future and that the going concern basis of preparation remains appropriate.

**New Standards Issued but not yet effective**

There are no other new, revised or amended standards that have been issued but are not yet effective that would have a material effect on the financial statements.

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026**

### **1. SIGNIFICANT ACCOUNTING POLICIES**

Use of accounting estimates and adjustments

Presbyterian Support Central makes estimates, assumptions and judgements that affect the reported amounts of assets and liabilities at year end. Estimates, assumptions and judgements are based on experience and other factors, including expectations of future events that may have an impact on the entity.

The areas where these significant accounting estimates, assumptions and judgements are applied are:

- Estimation of village unit occupancy periods (refer note 1.1.2);
- Valuation of investment property (refer note 1.1.6);
- Valuation of property, plant and equipment (refer note 1.1.7); and
- Impairment assessments of assets (refer note 1.1.9).

These estimates, assumptions and judgements are discussed further in the significant accounting policies below.

#### **Revenue**

##### **1.1.1 Revenue from exchange transactions**

Revenue for this category is recognised in the accounting period in which the services are rendered. Revenue includes residential care fees, home support fees and counselling income.

##### **1.1.2 Village Contributions**

Village Contributions are the proportion of the occupancy advance (refer note 1.1.5) on the sale of the Occupation Right Agreements (ORA) that is retained by Presbyterian Support Central at the end of the occupancy of the ORA unit.

Village Contributions are recognised on a straight-line basis over the expected period of the occupancy. (Estimated at between 5 and 9 years, depending on the age of the village, based on historical evidence).

At balance date the difference between the Village Contribution recognised as revenue and the occupancy advance is held as a current liability – “Refundable Occupation Right Agreements”.

##### **1.1.3 Recovery of Village Outgoings**

Village outgoings are recharged to residents to recover operating expenses.

##### **1.1.4 Non-exchange Revenue**

Non-exchange revenue are transactions where Presbyterian Support Central receives value from another entity without giving approximately equal value in exchange.

**Donations** are voluntary transfers of assets that Presbyterian Support Central receives that are free from stipulations. Donations are recorded as Non-exchange Operating Income on a cash or fair value basis as received.

**Grants** recognition depends on whether the grant comes with any stipulations imposed on the use of the transferred asset.

Stipulations that are “conditions” specifically requiring Presbyterian Support Central to return the inflow of resources received if they are not utilised in the way stipulated, result in the recognition of a liability that is subsequently recognised as Non-exchange Operating Income as and when the conditions are satisfied.

Stipulations that are “restrictions” do not specifically require Presbyterian Support Central to return the inflow of resources received if they are not utilised in the way stipulated and therefore do not result in the recognition of a non-exchange liability, which results in the immediate recognition of non-exchange revenue.

**Legacies** are accounted for on a cash or fair value basis as received depending on the nature of the assets received. Unless their terms provide otherwise, legacies are recognised in the Statement of Comprehensive Revenue and Expense in the period they are received. As a matter of Board policy Legacies are reserved for capital expenditure and/ or funding site specific operating deficits and are recognised in the Legacy Reserve (specified legacies).

#### **1.1.5 Refundable Occupation Right Agreements**

Occupation Right Agreements confer to residents the right to occupy the retirement village unit for life, or until the resident terminates the agreement.

Amounts payable under Occupation Right Agreements (occupancy advances) are non-interest bearing and are recorded as a liability in the Statement of Financial Position, net of village contributions, as Presbyterian Support Central has a contractual right to set off the village contribution receivable on termination of the agreement.

The resident occupancy advance is initially recognised at fair value and subsequently at amortised cost. As the resident may terminate their occupancy with limited notice and the occupancy advance is not interest bearing, it has demand features and is therefore carried at face value, which is the original occupancy advance received. The occupancy advance is repayable following both termination of the occupation agreement and settlement of a new occupancy advance for the same retirement village unit.

Occupation Right Agreements are classified as current liabilities as there is no unconditional right to defer settlement for at least 12 months after the reporting date, however, based on historical average occupancy periods of 5 years, the expected settlement is more than 12 months in the majority of cases.

#### **1.1.6 Investment Properties**

Investment properties include land and buildings, equipment and furnishings relating to retirement village units and common facilities.

Investment properties are initially measured at cost, including transaction costs. Subsequent to initial recognition, investment properties are revalued to their fair value

on an annual basis. Valuations are carried out by an independent valuer. Gains or losses arising from changes in the fair value of investment properties are recognised in the Statement of Comprehensive Revenue and Expense in the year in which they arise.

Income from investment properties being village contributions and recovery of village outgoings is accounted for in accordance with accounting policy 1.1.2 and 1.1.3.

#### **1.1.7 Property, Plant and Equipment and Depreciation**

On acquisition, all Property, Plant and Equipment is recorded at cost.

Subsequent to initial recognition, land and buildings are measured at fair value, based on regular valuations by external independent valuers, less accumulated depreciation on buildings and any impairment losses recognised after the date of the revaluation.

Any revaluation is recognised in the PPE Revaluation Reserve within Equity. Any accumulated depreciation as at revaluation date is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Subsequent to initial recognition, plant and equipment is stated at historical cost less accumulated depreciation and any accumulated impairment losses.

#### **1.1.8 Depreciation and Amortisation**

Depreciation of property, plant and equipment, other than freehold land and capital work in progress (as these cannot be depreciated), is calculated to allocate the cost or value of the assets less their residual values over their estimated useful lives on a straight-line basis.

Depreciation and amortisation has been applied on the following basis:

|                                  |                  |
|----------------------------------|------------------|
| Buildings                        | <b>2.5%</b>      |
| Building Improvements            | <b>10% - 25%</b> |
| Fixtures, Furniture and Fittings | <b>10% - 25%</b> |
| Plant and Equipment              | <b>5% - 25%</b>  |
| Leased Plant and Equipment       | <b>10%</b>       |
| Motor Vehicles                   | <b>20% - 33%</b> |
| Mobility Vehicles                | <b>10%</b>       |
| Computer Hardware                | <b>10% - 25%</b> |
| Computer Software                | <b>25% - 50%</b> |

#### **1.1.9 Impairment of Assets**

Presbyterian Support Central reviews the carrying amounts of its assets annually to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, Presbyterian Support Central estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount,

which may not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised.

#### **1.1.10 Financial Instruments**

Presbyterian Support Central is a party to financial instruments as part of its normal operations. These financial instruments include bank accounts, fixed interest investments, short term deposits, debtors, creditors and refundable Occupation Right Agreements.

#### **1.1.11 Financial Assets**

Financial assets including trade receivables, loans, and other receivables are initially measured at fair value and are subsequently measured at amortised cost.

Term deposits and fixed interest securities are measured at amortised cost.

Managed funds and equity investments are classified at fair value through net surplus as the equities are managed and performance evaluated by the Board and senior management, on a fair value basis in accordance with Presbyterian Support Central's investment strategy. Fair values are determined using quoted bid prices.

#### **1.1.12 Financial Liabilities**

Financial liabilities include accounts payable, refundable Occupation Right Agreements and other current liabilities.

Accounts payable and other current liabilities are initially measured at fair value, net of transaction costs and subsequently measured at amortised cost using the effective interest method.

Refundable Occupation Right Agreements are accounted for in accordance with Note 1.1.5.

#### **1.1.13 Employee Entitlements**

##### **Wages, salaries, and annual leave**

Liabilities for wages and salaries, and annual leave are measured at the amounts expected to be paid when the liabilities are settled.

##### **Long service leave**

The liability for long service leave is recognised and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date. Consideration is given to expected future wages and salary levels, experience of employee departures and periods of service.

#### **1.1.14 Taxation**

Presbyterian Support Central is a charitable organisation and is exempt from income tax and fringe benefit tax.

The Financial Statements are prepared on a GST exclusive basis, with the exception of accounts receivable and accounts payable.

### 1.1.15 Foreign Currencies

Presbyterian Support Central has investments in Australia, Cayman Islands, Denmark, Jersey, Luxembourg, Switzerland, United Kingdom, United States and France.

Income from these investments is translated into New Zealand dollars at the exchange rate ruling at the date of the transaction.

At balance date these investments are translated at the rate ruling at balance date. Exchange gains or losses are included in the net surplus as part of the gain or loss on investments.

## 2. INVESTMENT PROPERTIES

|                                      | <b>2026</b>    | <b>2025</b>    |
|--------------------------------------|----------------|----------------|
|                                      | <b>\$000's</b> | <b>\$000's</b> |
| Opening Balance as at 1 July         | 113,370        | 103,976        |
| Additions at Cost                    | 2,857          | 8,254          |
| Transfers from PPE                   | 1,750          | 0              |
| Fair Value Movement                  |                |                |
| Realised                             | 50             | 1,170          |
| Unrealised                           | 1,677          | (30)           |
| <b>Closing Balance as at 30 June</b> | <b>119,704</b> | <b>113,370</b> |

All investment properties are independent living units occupied under Occupational Right Agreements. Investment properties are carried at fair value, which has been determined based on valuations performed by Colliers International as at 30 June 2026.

Fair values have been determined by Colliers International using discounted cash flow analysis. The major assumptions used in the discounted cash flow analysis are a 5 to-9-year occupancy period (2025: 5 to 9 years), discount rate of between 13.75% to 17.0% (2024: 13.75% to 16.5%), long term property price growth of 3.42% to 3.46% (2025: 3.42%). The period of discounted cash flow is effectively equivalent to a 50-year model. The most recent sales in the associated complex and sales of comparable villages are used to assist in analysing the current entry sale price.

The significant unobservable input used in the fair value measurement of Presbyterian Support Central's investment properties is the discount rate. Observable inputs used are the growth/hold period and ingoing prices. A significant decrease (increase) in the discount rate or the normal hold period would result in a significantly higher (lower) fair value measurement. A significant increase (decrease) in the current ingoing prices or growth in value would result in a significantly higher (lower) fair value measurement.

### Operating Expenses

Direct operating expenses arising from investment properties that generated income from Village Contributions during the period amounted to \$722,000 (2025: \$668,000). There was no investment property that did not generate income from management fees during the period except for investment properties work in progress.

### 3. PROPERTY, PLANT, EQUIPMENT AND INTANGIBLES

| 2026                               | Land at Fair Value | Buildings at Fair Value | Work in Progress at cost | Plant, Furniture and Vehicles at Cost | Software at Cost | Total          |
|------------------------------------|--------------------|-------------------------|--------------------------|---------------------------------------|------------------|----------------|
|                                    | \$000              | \$000                   | \$000                    | \$000                                 | \$000            | \$000          |
| Balance at 1 July 2025             | 36,565             | 46,242                  | 2,779                    | 25,396                                | 1,538            | 112,520        |
| Additions                          | -                  | -                       | 3,090                    | -                                     | -                | 3,090          |
| Transfers / Reclassification       | -                  | 2,074                   | (5,052)                  | 2,928                                 | 50               | -              |
| Transfers to Investment Properties | (1,750)            | -                       | -                        | -                                     | -                | (1,750)        |
| Disposals                          | -                  | -                       | -                        | (166)                                 | -                | (166)          |
| Revaluation Gain / (Loss)          | (535)              | 1,297                   | -                        | -                                     | -                | 762            |
| <b>Balance 30 June 2026</b>        | <b>34,280</b>      | <b>49,613</b>           | <b>817</b>               | <b>28,158</b>                         | <b>1,588</b>     | <b>114,456</b> |
| <u>Accumulated Depreciation</u>    |                    |                         |                          |                                       |                  |                |
| Balance at 1 July 2025             | -                  | 3,749                   | -                        | 19,961                                | 1,491            | 25,201         |
| Current Years Depreciation         | -                  | 1,685                   | -                        | 1,258                                 | 52               | 2,995          |
| Depreciation on Disposals          | -                  | -                       | -                        | (166)                                 | -                | (166)          |
| <b>Balance 30 June 2026</b>        | <b>0</b>           | <b>5,434</b>            | <b>0</b>                 | <b>21,053</b>                         | <b>1,543</b>     | <b>28,030</b>  |
| <b>Total Book Value</b>            | <b>34,280</b>      | <b>44,179</b>           | <b>817</b>               | <b>7,105</b>                          | <b>45</b>        | <b>86,426</b>  |

| 2025                            | Land at Fair Value | Buildings at Fair Value | Work in Progress at cost | Plant, Furniture and Vehicles at Cost | Software at Cost | Total          |
|---------------------------------|--------------------|-------------------------|--------------------------|---------------------------------------|------------------|----------------|
|                                 | \$000              | \$000                   | \$000                    | \$000                                 | \$000            | \$000          |
| Balance at 1 July 2024          | 36,565             | 45,144                  | 998                      | 24,076                                | 1,538            | 108,320        |
| Additions                       | -                  | 1,099                   | 1,780                    | 1,537                                 | -                | 4,416          |
| Disposals                       | -                  | -                       | -                        | (216)                                 | -                | (216)          |
| <b>Balance 30 June 2025</b>     | <b>36,565</b>      | <b>46,242</b>           | <b>2,779</b>             | <b>25,396</b>                         | <b>1,538</b>     | <b>112,520</b> |
| <u>Accumulated Depreciation</u> |                    |                         |                          |                                       |                  |                |
| Balance at 1 July 2024          | -                  | 2,077                   | -                        | 18,934                                | 1,425            | 22,436         |
| Current Years Depreciation      | -                  | 1,673                   | -                        | 1,225                                 | 66               | 2,964          |
| Depreciation on Disposals       | -                  | -                       | -                        | 198                                   | -                | 198            |
| <b>Balance 30 June 2025</b>     | <b>0</b>           | <b>3,749</b>            | <b>0</b>                 | <b>19,961</b>                         | <b>1,491</b>     | <b>25,201</b>  |
| <b>Total Book Value</b>         | <b>36,565</b>      | <b>42,493</b>           | <b>2,779</b>             | <b>5,434</b>                          | <b>47</b>        | <b>87,318</b>  |

In accordance with accounting policy 1.1.7 all properties were revalued by Colliers International as at 30 June 2026.

The fair value of land and buildings has been determined using cash flow forecasts from each site assuming normal prudent operation and management. Colliers International have deducted allowances for operating expenditure, entrepreneurship and a return on chattels to derive an estimated market rent for the site which in turn is capitalised at a market derived capitalisation rate to establish the market value of land and buildings. The capitalisation rate is between 6.5% and 9.5% (2023: 6.5% to 9.5%).

These independent valuations are undertaken on a systematic basis every three years. In the intervening years, a material change assessment of each asset class is performed to assess whether the carrying amounts differ materially from fair value. Based on management assessment, there are no material changes in carrying value of these assets. This assessment was carried out on the current occupancy and rates for the residential care portfolio as at 30 June 2026.

PSC have entered into a Development Agreement with Cumberland Trust (Thames Pacific) to build a new village on PSC's land at 20 Morton St Kingsland. Once sold down the Village will be operated by PSC. Land ownership does not change through the development process. Westpac have made a development loan to Cumberland Trust to build the Village. The development risk sits entirely with the Cumberland Trust outside the PSC owned land where Westpac have a mortgage over this land until the bank loan is repaid through the sell-down of the Villas. Agreement with Covenant Trustees has been reached to protect the interests of residents coming into the Village until the loan is repaid.

## **4. EQUITY**

### **Nature and Purpose**

#### **Accumulated Funds**

This fund represents the accumulation of net surpluses/deficits to date.

#### **Capital Replacement Reserve**

This reserve is appropriated from recognised surpluses for the purpose of providing for future capital development and replacement. This Reserve is based on the component included in Enliven homes and hospital fees, which replaced former direct government subsidies, together with a proportionate share of investment income.

#### **Revaluation Reserve**

The revaluation reserve is used to record increments and decrements in the fair value of land and buildings classified as property, plant, equipment and intangibles from triennial revaluations.

#### **Legacies**

Refer accounting policy 1.1.4.

#### **Trusts**

Presbyterian Support Central administers several Trusts that were set up for specific purposes. These range from the provision of education grants to the funding of social service activities.

The Trusts are separate legal entities controlled by Presbyterian Support Central but for which Presbyterian Support Central is required to distribute the proceeds of the trusts' investments in accordance with the purpose of the trust and, as such, those funds are restricted.

The amount of restricted funds is represented by the Trusts line shown in the Statement of Changes in Equity. The restricted funds are incorporated primarily within Other Financial Assets.

#### **Funds & Reserves**

These Funds and Reserves are funds tied to a specific purpose and are not available for general use.

## 5. OPERATING LEASES

| <b>Operating Leases</b>                                                | <b>2026</b>    | <b>2025</b>    |
|------------------------------------------------------------------------|----------------|----------------|
| <b>Non-Cancellable operating lease rentals are payable as follows:</b> | <b>\$000's</b> | <b>\$000's</b> |
| Not later than one year                                                | 756            | 672            |
| Later than one year but not later than two                             | 519            | 546            |
| Later than two years but not later than three                          | 266            | 272            |
| Later than three years                                                 | 158            | 71             |
| <b>Total</b>                                                           | <b>1,699</b>   | <b>1,561</b>   |

The types of assets leased are motor vehicles, printers/photocopiers and property.

## 6. FINANCIAL INSTRUMENTS

### Other Financial Assets

| <b>Measured at Fair Value</b>                     | <b>2026</b>    | <b>2025</b>    |
|---------------------------------------------------|----------------|----------------|
|                                                   | <b>\$000's</b> | <b>\$000's</b> |
| <b>Fixed Interest Securities</b>                  | 5,102          | 5,268          |
|                                                   | 5,102          | 5,268          |
| <b>Measured at Fair Value through net surplus</b> |                |                |
| Cash                                              | 377            | 650            |
| Property                                          | 680            | 532            |
| <b>Equities</b>                                   |                |                |
| New Zealand                                       | 3,581          | 3,346          |
| Australia                                         | 2,138          | 2,148          |
| International                                     | 5,016          | 4,083          |
| <b>Subtotal - Equities</b>                        | <b>10,735</b>  | <b>9,577</b>   |
| <b>Total Other Financial Assets</b>               | <b>16,894</b>  | <b>16,027</b>  |

Included within the balance of other financial assets is \$6.9 million of assets held on behalf of Trusts administered by Presbyterian Support Central and Residents' Funds for which Presbyterian Support Central's use is restricted (2025: \$6.7m).

### Financial Risk Management

Presbyterian Support Central is risk averse and seeks to minimise its exposure to risks associated with financial assets and liabilities.

Presbyterian Support Central's activities expose it to a variety of financial risks: market risk (including interest rate risk), credit risk and liquidity risk.

### **6.1.1 Market Risk**

The market risk that Presbyterian Support Central is exposed to is interest rate risk and foreign currency risk.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. Presbyterian Support Central has \$5,102,000 of interest-bearing assets at 30 June 2026 (2025: \$5,267,000) in the form of short term to medium term cash deposits.

Foreign currency risk is the risk that the eventual New Zealand dollar net cash flows realised on foreign denominated financial instruments will be adversely affected by changes in foreign currency exchange rates. Presbyterian Support Central is exposed to currency risk on its Australian investments of \$2,138,000 at 30 June 2026 (2025: \$2,148,000) and international investments of \$5,016,000 (2025: \$4,083,000).

There are no significant concentrations of market risk at 30 June 2026.

### **Sensitivity Analysis Disclosures**

In managing interest rate and foreign currency risks Presbyterian Support Central aims to reduce the impact of short-term fluctuations on its earnings. Over the longer term, however, permanent changes in interest rates and foreign exchange rates will have an impact on surplus.

At 30 June 2026 it is estimated that a general increase/(decrease) of one percentage point in interest rates would increase/(decrease) Presbyterian Support Central's surplus by approximately \$3,766 (2025: \$6,502).

It is estimated that a general increase/(decrease) of one percentage point in the value of the NZ dollar against the Australian currency would (decrease)/increase Presbyterian Support Central's surplus by \$25,704 (2025: \$22,880).

It is estimated that a general increase/(decrease) of one percentage point in the value of the NZ dollar against the USD currency would (decrease)/increase Presbyterian Support Central's surplus by \$87,262 (2025: \$60,022).

It is estimated that a general increase/(decrease) of one percentage point in the stock market price of the equity investments held by Presbyterian Support Central would increase/(decrease) Presbyterian Support Central's surplus by \$107,347 (2025: \$95,771).

### **6.1.2 Credit Risk**

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to Presbyterian Support Central.

Financial instruments which potentially subject Presbyterian Support Central to concentrations of credit risk consist principally of cash, short term deposits, receivables and investments.

Presbyterian Support Central places its cash and short-term investments with high credit rated financial institutions. Apart from Government Agencies, there are no major concentrations of credit risk with respect to receivables due to the large

customer base. Government funds are paid either fortnightly or monthly in arrears. The maximum amount of credit risk at 30 June 2026 is represented by accounts receivables in the Statement of Financial Position. There are no collateral securities to support financial investments due to the quality of the receivables and investments dealt with.

### 6.1.3 Liquidity Risk

Liquidity risk is the risk that Presbyterian Support Central will encounter difficulty raising liquid funds to meet commitments as they fall due.

There are on-going commitments to pay trade and other payables and to meet staff entitlements.

Liquidity risk is managed by maintaining adequate reserves, banking facilities and borrowing facilities, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

|                                        | 2026                       |                     |                                 | 2025                       |                     |                                 |
|----------------------------------------|----------------------------|---------------------|---------------------------------|----------------------------|---------------------|---------------------------------|
|                                        | Less than one year<br>000s | 1 - 3 years<br>000s | Greater than 3<br>years<br>000s | Less than one year<br>000s | 1 - 3 years<br>000s | Greater than 3<br>years<br>000s |
| <b>Financial Liabilities</b>           |                            |                     |                                 |                            |                     |                                 |
| Residents' Funds                       | 236                        | -                   | -                               | 169                        | -                   | -                               |
| Accounts Payable                       | 1,862                      | -                   | -                               | 2,727                      | -                   | -                               |
| Other Current Liabilities              | 4,829                      | -                   | -                               | 1,838                      | -                   | -                               |
| Refundable Occupation Right Agreements | 64,392                     | -                   | -                               | 59,278                     | -                   | -                               |
| Secured Bank Loans                     | 4,337                      | 671                 | -                               | 7,421                      | 634                 | -                               |
| <b>Total</b>                           | <b>75,656</b>              | <b>671</b>          | <b>-</b>                        | <b>71,433</b>              | <b>634</b>          | <b>-</b>                        |

Secured bank loans 1-3 years includes calculated interest of 5.71%, variable rate plus a 1.61% margin.

Occupational Right Agreements (LTO) exit payments are payable within five working days after we hold the new occupation right agreement and receive full settlement of the entry payment from a new resident; or if we agree in writing to pay you the Exit Payment prior to finding a new resident to enter into an occupation right agreement for your Home, the Exit Payment Date is 20 Working Days after the date we reach unconditional agreement; or five Working Days after the date of expiry of the applicable notice period if we give you a final notice of termination.

## Fair Values of Financial Instruments

All financial instruments are recognised in the Statement of Financial Position with gains or losses recognised in the Statement of Comprehensive Revenue and Expense.

### Interest Bearing Investments: Fixed Interest Securities

| Year of Maturity     | Face Value   |              | Fair Value   |              |
|----------------------|--------------|--------------|--------------|--------------|
|                      | 2026         | 2026         | 2025         | 2025         |
|                      | \$000's      | \$000's      | \$000's      | \$000's      |
| Within 1 year        | 278          | 280          | 654          | 657          |
| Within 2 years       | 1,419        | 1,428        | 1,080        | 1,085        |
| Within 3 years       | 477          | 481          | 1,560        | 1,572        |
| Within 4 years       | 654          | 662          | 481          | 485          |
| Within 5 years       | 1,362        | 1,383        | 654          | 662          |
| Greater than 5 years | 493          | 500          | 433          | 439          |
| <b>Total</b>         | <b>4,684</b> | <b>4,733</b> | <b>4,862</b> | <b>4,901</b> |

The fair value of interest-bearing investments was determined by CRAIGS Investment Partners as at 30 June 2026. The carrying value of all other financial instruments is the same as their fair values in all material aspects.

PBE IPSAS 30 requires the categorisation of financial instruments based on how the fair value is measured.

The equity investments held by Presbyterian Support Central are all categorised as "Financial assets at fair value through surplus or deficit", meaning fair value measurements are based on quoted prices (unadjusted) in active markets for identical financial assets. (Level 1 hierarchy).

There have been no movements between categories in the fair value hierarchy during the period.

## 7. LOANS

|                                              | 2026         | 2025         |
|----------------------------------------------|--------------|--------------|
|                                              | \$000's      | \$000's      |
| Secured bank loans - current liabilities     | 4,373        | 7,421        |
| Secured bank loans - non-current liabilities | 634          | 634          |
| <b>Total loans</b>                           | <b>5,007</b> | <b>8,055</b> |

Presbyterian Support Central has three loan facilities out for the following projects at Retirement Village developments at Kandahar, Masterton and the Kowhainui Villa buy backs. In addition, Presbyterian Support Central has an Overdraft Facility on Demand with a limit of \$800k with ANZ and an additional facility of \$50k with Westpac.

|                           | Facility<br>Term | 2026<br>\$000's | 2025<br>\$000's |
|---------------------------|------------------|-----------------|-----------------|
| Levin War Vets            | 31/10/2025       | -               | 2,246           |
| Kandahar Stage 3          | 31/10/2025       | -               | 443             |
| Kandahar Community Centre | 31/10/2026       | 663             | 1,148           |
| Kandahar Stage 4          | 31/10/2026       | 3,559           | 3,584           |
| Buyback loan              | 31/10/2027       | 634             | 634             |
| Overdraft Facility        | On -Demand       | 150             |                 |
| <b>Total loans</b>        |                  | <b>5,007</b>    | <b>8,055</b>    |

The Kandahar Stage 4 facility is for the fully completed stage 4 units (8), of which there are 5 unsold units at 30 June 2026.

There is also a facility for the fully completed community centre at Kandahar Village.

The proceeds from the settlements of the Units under the current sales program will be used to repay these loan facilities.

Buyback loan relates to PSC purchasing back 3 Villa's at Kowhainui Village.

The interest rates applicable to these facilities is the corporate indicator rate plus a margin of 1.61% p.a. for each of the following loan facilities: Kandahar Stage 4, Kandahar Community Centre and Kowhainui Buybacks. (2025: 1.61% Kandahar Stage 4, Kandahar Community Centre and Kowhainui Buybacks).

There is a general security agreement and negative pledge deed as security against the loans. In addition to this a new second ranking mortgage was secured over Kandahar Village and Kowhainui Village in March 2025. An updated security sharing deed with Covenant Trustees Ltd was agreed with each Village affected.

## 8. RELATED PARTY DISCLOSURE

### Key Management Personnel

| Compensation of Senior Executive Officers | 2026<br>\$000's | 2025<br>\$000's |
|-------------------------------------------|-----------------|-----------------|
| Employee benefits - short term            | 1,224           | 1,203           |

Number of senior executive officers at 30 June 2026: 5 (2025: 5).

Members of the governing body are now remunerated, \$18,000 for 2026 (2025:0).

Number of governing body at 30 June 2026: 4 (2025:4)

A family member of a senior executive officer works for a company that supplies software to PSC. In 2026, \$157,000 (including GST where relevant) was paid to the company (2025: \$180,000).

There were no services sold to related parties for 2026 (2025: \$0).

## 9. NON-EXCHANGE REVENUE

|            | 2026<br>\$000's | 2025<br>\$000's |
|------------|-----------------|-----------------|
| Donations  | 51              | 76              |
| Endowments | 101             | 63              |
| Grants     | 407             | 316             |
|            | 560             | 456             |

## 10. AUDITORS RENUMERATION

|                                            | 2026<br>\$000's | 2025<br>\$000's |
|--------------------------------------------|-----------------|-----------------|
| <u>Audit &amp; Audit-Related Services:</u> |                 |                 |
| Financial Audit Fee                        | 93              | 85              |
|                                            | 93              | 85              |

## 11. CAPITAL EXPENDITURE COMMITMENTS

Presbyterian Support Central has no capital commitments as at 30 June 2026 (2025: \$5,009,000).

## 12. FAMILY WORKS INCOME AND EXPENDITURE

Presbyterian Support Central seeks funding from Government agencies, philanthropic trusts and members of the public for its Family Works activities.

The following provides a breakdown of our Family Works income and expenditure to assist funders and other interested parties in understanding the financial aspects of the Family Works activities. Family Works is not considered to be a reporting segment for the purposes of financial reporting.

|                                                                 | 2026<br>\$000's | 2025<br>\$000's |
|-----------------------------------------------------------------|-----------------|-----------------|
| <b>Income</b>                                                   |                 |                 |
| Operating Income                                                | 584             | 568             |
| Government Funding                                              | 3,354           | 4,332           |
| <b>Total Income</b>                                             | <b>3,938</b>    | <b>4,900</b>    |
| <b>Expenditure</b>                                              |                 |                 |
| Wages and Salaries                                              | 2,903           | 3,624           |
| Other Expenditure                                               | 813             | 945             |
| <b>Total Expenses</b>                                           | <b>3,716</b>    | <b>4,569</b>    |
| <b>Net Surplus/ (Deficit)</b>                                   | <b>222</b>      | <b>331</b>      |
| Funding from Investments and Fundraising                        | 0               | 0               |
| <b>Net Surplus/ (Deficit) after Investments and Fundraising</b> | <b>222</b>      | <b>331</b>      |

### 13. CONTINGENT LIABILITIES

PSC was a participant in the Royal Commission of Inquiry into Abuse in State Care and in the Care of Faith-based Institutions. The Inquiry considered the extent, impact, and ongoing issues related to abuse in the care of State and Faith-based institutions between 1950 and 1999 of children, young people, and vulnerable adults. The Inquiry made a series of recommendations to the Government about 'redress' for survivors of abuse in care. In her release dated 9 May 2025, Hon Erica Stanford stated that redress decisions, at this point, do not include claims that currently sit with school boards, faith-based organisations, or other non-state providers. Officials have advised that further advice can be expected from the government during March 2027. Therefore, PSC has not made any specific provision for financial redress that may result from approaches to the proposed scheme by survivors of abuse in the care of PSC.

## 14. GRANT ACKNOWLEDGEMENTS

**The following trusts and foundations have supported Presbyterian Support Central in 2025/26. We thank them for their support and generosity.**

- A Ray of Light Charitable Trust
- Brendon Brechin Charitable Trust
- Chenery Memorial Trust
- Christian Honore Trust
- Clive Holmes Estate
- Craigs Investment Partners
- Effie Taylor Estate
- Estate of Gordon Lindsay Isaacs
- Four Regions Trust
- Four Winds Foundation
- Frank and May Griffith Trust
- Irene Baker Foy Trust
- Jack McFadzean Estate
- James Wotherspoon Trust
- Johnsonville Charitable Trust
- Kingdom Foundation
- L & R Snell Trust
- Lawrence Teaze Estate
- Marion Scanlen Estate
- Marjorie Duffy Estate
- Moana Road
- MusicHelps
- New Zealand Lottery Grants Board
- Niche Modular Construction
- Pub Charity
- St Joans Charitable Trust
- St John's in the City
- The Ivan and Nancye Davis Charitable Trust
- The James Gibb Fund
- The Pelorus Trust
- The Tindall Foundation
- The Trusts Community Foundation
- Toi Foundation
- Tom and Ann Cunningham Trust
- Transpower New Zealand
- Upper Hutt City Council Community Grant
- Warratah Estate Trust
- Whanganui Community Foundation
- Winton and Margaret Bear Charitable Trust

**15. SUBSEQUENT EVENTS**  
Nil

# Statement of Service Performance

## WHO ARE WE?

Presbyterian Support Central is a not-for-profit, registered charity. It was first registered in 2007 but can trace its roots back to 1909 when Reverend Dr. James Gibb, Minister of St John's Presbyterian Church in Wellington, initiated a project to care for orphaned and vulnerable children.

## WHY DO WE EXIST?

We support and care for all people at the most vulnerable times of their lives, to make a lasting and positive difference in times of need.

## WHAT WE AIM TO DO

**Our Family Works services** aims to support children, young people, families and communities who have experienced trauma, family violence, separation, poverty, stress/anxiety, to have a safer and brighter future.

**Our Enliven services** aims to create age-friendly communities where people are happy and thrive, regardless of their age or ability.

## Judgement made in the reporting of service performance information

In preparing the service performance information for the period ended 30 June 2026, Presbyterian Support Central (PSC) has made a number of significant judgements about what information to present, based on an assessment of what would be most appropriate and meaningful to readers when assessing performance against our objectives.

The decisions about what service performance information to present were made in consultation with our managers. Those items judged to have the most significant effect on the non-financial information are presented and are related to the selection of information about what activities PSC has undertaken in the previous 12-month period. **Twelve key measures** are identified that best illustrate what we have done to deliver our objectives.

The service performance measures are based around the quantity of services delivered in the year, as this information is already available and used for internal management and governance reporting purposes.

# Our Purpose & Strategy

**ARONGA OUR PURPOSE:** We support and care for all people at the most vulnerable times of their lives, to make a lasting and positive difference in times of need

## ENLIVEN

### Caring, Enabling & Supporting

- Create a sense of belonging
- Eden Principle – Your home
- Improved wellbeing for our residents
- Safe and secure
- Practical support
- Whānau – we are family

## FAMILY WORKS

### Building Strong Families & Communities

- Strengthening Support for Whānau and Individuals
- A community of support
- Advocacy and inclusion
- Connection to resources

## RETIREMENT VILLAGES

### Building Resilient Communities

- Creating a caring community
- Independent living and sense of wellbeing
- Safe inclusive communities

## OUR PEOPLE

### Building Organisational Capacity

- We truly care and value our people
- We recognise our people as a key resource

**OUR VALUES:** (Equality, Whānau, Whakahi, Kanorau, Tikanga, Empowerment and Doing good) underpin what we do and strive for those we serve

## THE STRATEGY

## ENLIVEN

- Increase occupancy rates annually
- Provide high quality, safe & secure care
- Meet nursing needs via accredited international nurse programmes
- Improve the standard of our homes

## FAMILY WORKS

- Improved wellbeing of clients
- Increased direct support of whānau
- Retain and grow government and external funding
- The service breaks even financially

## RETIREMENT VILLAGES

- Expand village development to support our business, care for the aged population and other clients
- Offering/developing community spaces for village residents

## OUR PEOPLE

- Retain and attract staff
- Create a great working environment
- Develop our staff
- Create clear career paths
- Improve staff engagement
- Support/enable cultural competence

# Enliven & Family Works — 25/26 Performance Highlights

## Occupancy - % Bed

▼ On track

Occupancy is a critical indicator of the overall health of the organisation. Occupancy is a measure of anticipated income and quality of service.

| TARGET | 2026 | 2025 |
|--------|------|------|
| ≥90%   | 89%  | 89%  |

Bed occupancy is calculated as the percentage of available residential care bed days occupied during the year compared with the total available bed days.  
Occupancy remained slightly below target for the organisation. While occupancy increased in most Homes, overall occupancy was influenced by the cessation of admissions to Reevedon and Levin Home from March in preparation for Reevedon closure in June 2026.

## Severity Assessment Code (SAC)

✓ Met

Quality of care remains at the heart of our operations. Monitoring the number of adverse events that occur and are required to be reported to Te Tihū Hauora, is an important measure of clinical safety.

| TARGET | 2026 | 2025 |
|--------|------|------|
| <13    | 9    | 10   |

SAC events continued to reduce and are now better than target. This was due to strengthened prevention and training activities.

## Resident Satisfaction Survey

▼ On track

Resident satisfaction is an important metric of both belonging and quality of care. Understanding the residents experience helps to improving resident wellbeing.

| TARGET | 2026  | 2025 |
|--------|-------|------|
| ≥90%   | 87.2% | 89%  |

119 residents responded to the 2026 survey (146 in 2025). Resident satisfaction is calculated as a weighted average of all responses. Residents complete a questionnaire using a Likert scale.

The increasing number of residents living with dementia is impacting on the number of residents able to complete the survey. A common theme impacting the result was unhappiness about needing to leave their own home.

## Relative Satisfaction Survey

✓ Met

Relatives of our residents are key stakeholders and can act as proxy for residents. This survey serves as an external quality check reflecting family confidence in our services.

| TARGET | 2026  | 2025 |
|--------|-------|------|
| ≥90%   | 94.6% | 90%  |

Relative satisfaction is above target. We continue to encourage regular communication and actively seek relative input and feedback in Home activities.

## Clients Supported

▼ Below Target

Supporting as many clients as we can through our Family works is central to our purpose of building strong families and communities.

| TARGET | 2026  | 2025  |
|--------|-------|-------|
| ≥2,500 | 1,621 | 2,482 |

Total clients supported was well below target in 2026. Government spending contraction, lack of capacity and capped contracts occurring after targets were set reduced our ability to provide services during the year.

## Parenting Support

▼ Below Target

Providing parenting support programmes to Whānau allows us to contribute to building strong families and communities.

| TARGET | 2026 | 2025 |
|--------|------|------|
| ≥380   | 203  | 360  |

Total parenting programmes were well below target. This was a combination of Government spending contraction, capped contracts and lack of capacity to undertake grant funded parenting programmes.

## Social Work & Counselling

▼ Below Target

Providing clients with social work and counselling services allows us to reduce the impact of family harm and improve wellbeing in the community.

| TARGET | 2026  | 2025  |
|--------|-------|-------|
| ≥2,300 | 1,418 | 2,219 |

Total clients receiving social and work and counselling is well below target. Government spending contraction, lack of capacity and capped contracts occurring after targets were set reduced our ability to provide these services during the year.

# Retirement Village Development & Our People — 25/26 Performance

## Nursing & Clinical Staff Turnover

▼ On track

Nursing and clinical staff play a vital role in the quality of care in our facilities. High turnover can negatively impact our ability to provide clinical safe services and can drive up labour costs.

| TARGET | 2026 | 2025 |
|--------|------|------|
| ≤26%   | 32%  | N/A  |

Clinical staff turnover remains higher than target and higher than other roles within the organisation. Competition with public hospitals due to higher pay rates is an ongoing issue.

## Overall Staff Turnover

▼ On track

Stability of our workforce is an important metric as it underpins quality of care. High turnover drives up labour costs and ongoing training costs.

| TARGET | 2026 | 2025 |
|--------|------|------|
| ≤20%   | 28%  | 26%  |

Staff turnover remained higher than target. Turnover includes casual staff who have left (as they have secured permanent employment). Despite retaining most staff, turnover was impacted by the closure of Reevedon Home at the end of the financial year. Inability to pay a living wage also impacts our staff turnover. The average total number of employees during the year was 1,036, therefore within 10% of target.

## Retirement Villa sales

✓ Met

Villa sales are a key driver for organizational viability as the low fees set by Government for Aged Residential Care are not enough for a return on capital. Low turnover or low sales can negatively impact on organizational cash flow and short-term viability.

| TARGET | 2026 | 2025 |
|--------|------|------|
| ≥26    | 26   | 15   |

Villa sales were higher than last year's sales and on target; however, we still have five unsold new villas at Kandahar. The slowdown in the residential property market, which has been evident across the Wairarapa, continues to impact sales. Prospective purchasers are often unable to sell their existing homes at an adequate price, preventing them from proceeding with the purchase of a villa. Of the 26 villa sales achieved, 19 were resales and 7 were new villa sales, comprising 3 at Kandahar and 4 at Poppy Fields.

## Total number of Retirement Villas

✓ Met

Villa sales are a key driver for organizational viability as the low fees set by Government for Aged Residential Care is not enough for a return on capital. A higher number of Villas offers the organization better financial stability and the ability to weather fluctuations in the property market.

| TARGET | 2026 | 2025 |
|--------|------|------|
| ≥195   | 195  | 187  |

The slowing of the property market in the 2025 year put Village expansion plans on hold until sales and values improve especially in the regions. No further new Villas were built during the year. The shortfall against target is a result of not being able to sell 5 of the 8 villas built in Kandahar in 2024-25. Of the 195 villa's 189 were sold during the 2026 year.

### Key indicators

✓ Met

Green is met or exceeded target

▼ On track

Amber is on track to meet target (5-8% variance)

▼ Below Target

Red is not meeting target