

Infratil Investor Day Update

24 March 2023

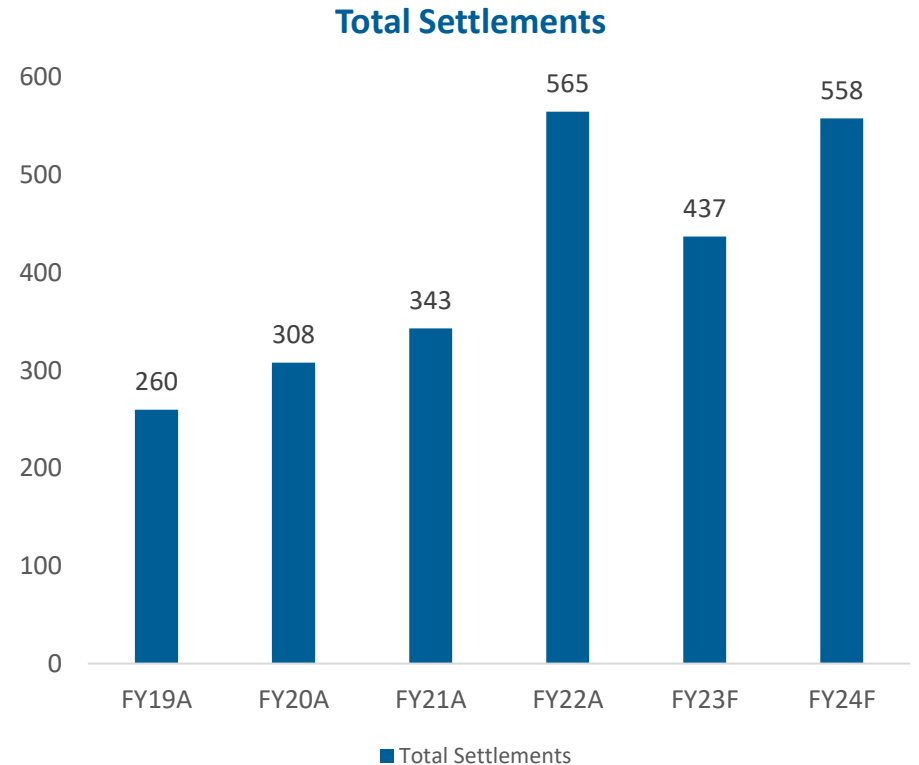
Building on the resident experience

- RetireAustralia is pursuing the integration of care into some of its new villages via the introduction of care hubs. The innovative offering is a model of care that will offer round-the-clock, nurse-led care to residents in their own homes, with the option to move to a higher care environment if their needs advance beyond what can be offered in their home environment
- Resident satisfaction is stable with 85% of residents saying they are satisfied or very satisfied with life in their village
- RetireAustralia is experiencing strong demand across its portfolio with waitlists in place for 22 of its 28 villages



Growing the business

- Retire Australia is expecting a strong finish to FY23 with >400 settlements forecast.
- FY22 experienced higher settlements of 565 units in total (489 resales and 76 developments). This higher number was largely due to high inventory levels available given lower settlements in prior years.
- During FY23 RetireAustralia also added to its development pipeline with the purchase of a site adjacent to its Cleveland Manor Retirement Village in Queensland. The business is planning to build 146 independent living apartments and a 10 bed care hub on this site.



Development update

- Construction is expected to complete on four sites in the next 12 months, adding 254 apartments and a 10 bed care hub
- 34 apartments are being constructed at The Rise Wood Glen, which is a premium village NSW Central Coast
- 128 apartments and a 10 bed care hub across Stages 2 and 3 of The Verge in Burleigh on the Gold Coast
- 92 apartments will be completed at The Green in Tarragindi, Brisbane



The Green in Tarragindi, Brisbane