

## 2014 HIGHLIGHTS

- Underlying profit up 13% to \$66.3 million, a new record
- Dividend raised 13% to 6.3 cents
- Record build for first half, 450 units and beds completed
- Focus on Auckland and Melbourne developments
- On track to achieve 15% underlying profit growth for year

## KEY STATISTICS

		30 Sept 14 Six Months	30 Sept 13 Six Months
Underlying Profit	\$million	66.3	58.5
Reported Profit	\$million	107.9	78.4
Operating Cash Flows	\$million	115.3	116.4
Net Assets	\$million	1,001	786
Dividend per Share	cents	6.3	5.6
Sales of Occupation Rights <sup>1</sup>	number	545	472
Completed Facilities <sup>2</sup>	number	7,174	6,464
Landbank (to be developed) <sup>2</sup>	number	4,294	2,516

1 New and existing retirement village units.

2 Includes both retirement village units and resthome/hospital beds.



# REPORT TO SHAREHOLDERS

We are delighted to report a successful first half for Ryman Healthcare.

The company has recorded another record result with underlying profit rising to \$66.3 million for the first half – up 13% on the same period last year and a new record for Ryman. Unrealised valuation gains lifted the reported profit after tax to \$107.9 million.

We passed a number of milestones during the half as we work hard to build a platform for future growth.

As well as turning 30 this year we also passed the \$3 billion asset mark – which means we have doubled the size of the Ryman business in the past four years.

We now have over 8000 residents living in our villages in New Zealand and Australia and close to 4000 staff on the payroll.

Six Months Ended (Unaudited)	30 Sept 2014 \$m	30 Sept 2013 \$m
<b>Underlying Profit</b>	<b>66.3</b>	<b>58.5</b>
Less tax expense	(0.1)	-
Plus unrealised valuation gains	39.8	24.7
Plus deferred tax benefit / (expense)	1.9	(4.8)
<b>Reported Profit</b>	<b>107.9</b>	<b>78.4</b>

Underlying profit excludes deferred taxation, taxation expense and unrealised gains on investment properties, because these items do not reflect the trading performance of the company. Underlying profit determines the dividend payout to shareholders, and is reconciled above.

## Record sales

The result was driven by a lift in pricing and strong resales volumes due to the growth in the portfolio in recent years.

Revenue for the six months grew 10% to \$109 million and underlying profit was \$66.3 million, up from \$58.5 million the year before.

We use underlying profit as the benchmark for dividends, and as a result shareholders will receive a dividend of 6.3 cents per share, 13% up on last year.

## Investing in care and the resident experience

Ryman Healthcare was founded 30 years ago on the principle that we offered the best care in the business. That's still our number one priority.

As we signalled a year ago, we have been increasing our investment in care through increasing our pay rates, increased rosters, extra training for nurses and carers, and the introduction of new clinical assessment protocols.

We are investing in new software and mobile devices that will allow our nurses and care staff to spend more time with our residents and less time at their desks filling in records.

We have also launched Ryman Engage – a tailored programme which includes everything from daily exercise classes to poetry reading, men's sheds, quizzes, art classes and musical performances. The aim is to have a programme with variety and challenge that keeps our residents active, happy and engaged.

We now have more than 4000 residents in our care, and we have built more care beds than anyone else in the country in the past five years as we gear up to cope with an ageing population.





[ PROJECT MANAGER GARY COX AND SALES ADVISOR JOSIE MCCRONE  
AT BOB SCOTT RETIREMENT VILLAGE, PETONE ]



## Focus on Auckland and Melbourne

After acquiring seven new sites in the past 12 months, our development team has been concentrating on getting the villages in the landbank through planning.

Auckland is a key focus with \$800 million worth of work planned in the next five years.

We welcomed our first residents at the new Bruce McLaren Retirement Village in Howick during the first half, and the village will be officially opened just before Christmas.

We have lodged consents for new villages in Birkenhead, Pukekohe and Greenlane. Design work is continuing on new villages at Lynfield and Devonport.

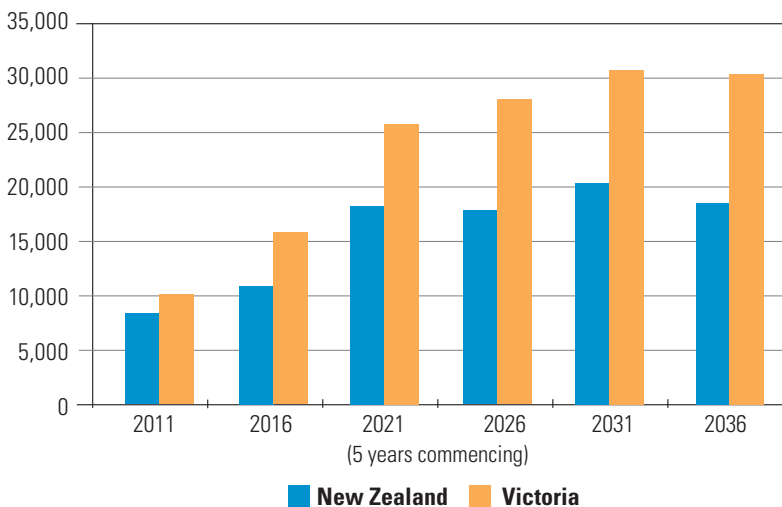
During the first half we officially opened our Weary Dunlop village in Melbourne. Sales at Weary Dunlop have been strong, and we have also had a lot of interest in our second Melbourne village at Brandon Park.

We have decided that the success and ongoing level of interest we've had so far indicates there are plenty more opportunities for Ryman in a city the size of Melbourne.

We will put our efforts into building our landbank over there, and we are looking for another two sites in Melbourne.

With a growing landbank in New Zealand and Australia, we hope to be in a position to be opening at least one new village a year in Melbourne and two in New Zealand from 2017 onwards.

### Projected 75+ population growth (pa)



## Trading outlook

Our result in the first half was buoyed by strong resales and the indications are that the second half will be even stronger.

This company's portfolio has doubled in size in the past four years and our profits reflect that.

We've had a long-standing policy of investing in organic growth, and we are continuing to reap the rewards of that long history of reinvestment.

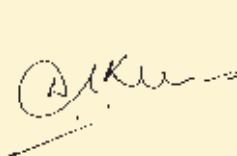
This year we are on target to complete close to 900 new units and beds in New Zealand and Australia, which is a significant number.

Even at this rate we are finding no shortage of demand for our villages, and we know this demand will lift sharply from 2018 as we experience a massive increase in the population aged over 75.

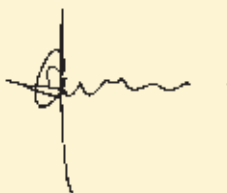
We've done a lot of hard work and made a lot of progress in the first half.

Our intention is to continue to build on the terrific platform we have for growth by continuing to invest in people and systems as well as land and buildings.

We thank you for your support and we look forward to reporting on an even more successful second half at our year end results.



**Dr. David Kerr**  
Chairman



**Simon Challies**  
Managing Director

## FINANCIAL STATEMENTS

### CONSOLIDATED INCOME STATEMENT FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2014

		Six Months Ended 30 Sept 2014 unaudited	Six Months Ended 30 Sept 2013 unaudited	Year Ended 31 March 2014 audited
	Note	\$000	\$000	\$000
<b>Revenue</b>				
Care fees		88,011	81,497	165,344
Management fees		20,400	17,446	36,550
Interest received		317	350	597
Other income		435	280	732
<b>Total revenue</b>		<b>109,163</b>	<b>99,573</b>	<b>203,223</b>
Fair value movement of investment properties	3	93,551	66,834	174,019
<b>Total income</b>		<b>202,714</b>	<b>166,407</b>	<b>377,242</b>
Operating expenses		(87,365)	(73,672)	(155,201)
Depreciation expense		(4,925)	(4,385)	(9,045)
Finance costs		(4,326)	(5,155)	(9,709)
<b>Total expenses</b>		<b>(96,616)</b>	<b>(83,212)</b>	<b>(173,955)</b>
<b>Profit before income tax</b>		<b>106,098</b>	<b>83,195</b>	<b>203,287</b>
Income tax credit / (expense)		1,811	(4,794)	(8,482)
<b>Profit for the period</b>		<b>107,909</b>	<b>78,401</b>	<b>194,805</b>
<b>Earnings per share</b>				
Basic & diluted (cents per share)		21.6	15.7	39.0

### CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2014

<b>Profit for the period</b>		<b>107,909</b>	<b>78,401</b>	<b>194,805</b>
<i>Items that may be reclassified subsequently to profit or loss:</i>				
Fair value movement of interest rate swaps		(710)	3,624	4,729
Movement in deferred tax related to interest rate swaps		199	(1,015)	(1,324)
Gains / (Losses) on hedge of foreign owned subsidiary net assets		912	(183)	293
(Losses) / Gains on translation of foreign operations		(990)	183	(293)
		<b>(589)</b>	<b>2,609</b>	<b>3,405</b>
<i>Items that will not be reclassified subsequently to profit or loss:</i>				
Revaluation of property, plant and equipment		-	-	51,232
		-	-	<b>51,232</b>
<b>Other comprehensive income</b>		<b>(589)</b>	<b>2,609</b>	<b>54,637</b>
<b>Total comprehensive income</b>		<b>107,320</b>	<b>81,010</b>	<b>249,442</b>

Note: all profit and total comprehensive income is attributable to Parent Company shareholders and is from continuing operations. The accompanying notes form part of these interim financial statements.



## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2014

	Issued Capital	Asset Revaluation Reserve	Interest Rate Swap Reserve	Foreign Currency Translation Reserve	Treasury Stock	Retained Earnings	Total Equity
	\$000	\$000	\$000	\$000	\$000	\$000	\$000
<b>Six months ended 30 Sept 2013:</b>							
<b>Opening balance</b>	<b>33,290</b>	<b>125,574</b>	<b>(4,677)</b>	<b>-</b>	<b>(6,725)</b>	<b>587,007</b>	<b>734,469</b>
Total comprehensive income for the period	-	-	2,609	-	-	78,401	81,010
Treasury stock movement	-	-	-	-	(2,190)	-	(2,190)
Dividends paid to shareholders	-	-	-	-	-	(27,000)	(27,000)
<b>Closing balance</b>	<b>33,290</b>	<b>125,574</b>	<b>(2,068)</b>	<b>-</b>	<b>(8,915)</b>	<b>638,408</b>	<b>786,289</b>
<b>Year ended 31 March 2014:</b>							
<b>Opening balance</b>	<b>33,290</b>	<b>125,574</b>	<b>(4,677)</b>	<b>-</b>	<b>(6,725)</b>	<b>587,007</b>	<b>734,469</b>
Total comprehensive income for the period	-	51,232	3,405	-	-	194,805	249,442
Treasury stock movement	-	-	-	-	(2,165)	-	(2,165)
Dividends paid to shareholders	-	-	-	-	-	(55,000)	(55,000)
<b>Closing balance</b>	<b>33,290</b>	<b>176,806</b>	<b>(1,272)</b>	<b>-</b>	<b>(8,890)</b>	<b>726,812</b>	<b>926,746</b>
<b>Six months ended 30 Sept 2014:</b>							
<b>Opening balance</b>	<b>33,290</b>	<b>176,806</b>	<b>(1,272)</b>	<b>-</b>	<b>(8,890)</b>	<b>726,812</b>	<b>926,746</b>
Total comprehensive income for the period	-	-	(511)	(78)	-	107,909	107,320
Treasury stock movement	-	-	-	-	(2,465)	-	(2,465)
Dividends paid to shareholders	-	-	-	-	-	(31,000)	(31,000)
<b>Closing balance</b>	<b>33,290</b>	<b>176,806</b>	<b>(1,783)</b>	<b>(78)</b>	<b>(11,355)</b>	<b>803,721</b>	<b>1,000,601</b>

The accompanying notes form part of these interim financial statements.

## CONSOLIDATED BALANCE SHEET AS AT 30 SEPTEMBER 2014

		As at 30 Sept 2014 unaudited	As at 30 Sept 2013 unaudited	As at 31 March 2014 audited
	Note	\$000	\$000	\$000
<b>Assets</b>				
Cash and cash equivalents		3,831	614	1,754
Trade and other receivables		124,527	92,630	105,949
Advances to employees		3,782	3,141	2,828
Property, plant and equipment		661,537	429,699	583,934
Investment properties	3	2,224,674	1,847,351	2,034,549
<b>Total assets</b>		<b>3,018,351</b>	<b>2,373,435</b>	<b>2,729,014</b>
<b>Equity</b>				
Issued capital	6	33,290	33,290	33,290
Asset revaluation reserve		176,806	125,574	176,806
Interest rate swap reserve		(1,783)	(2,068)	(1,272)
Foreign currency translation reserve		(78)	-	-
Treasury stock		(11,355)	(8,915)	(8,890)
Retained earnings		803,721	638,408	726,812
<b>Total equity</b>		<b>1,000,601</b>	<b>786,289</b>	<b>926,746</b>
<b>Liabilities</b>				
Trade and other payables	8	103,005	59,645	116,145
Employee entitlements		11,213	9,609	10,660
Revenue in advance		29,616	25,714	27,282
Interest rate swaps		2,477	2,873	1,767
Refundable accommodation deposits	1	1,654	-	-
Bank loans (secured)		389,196	231,142	277,178
Occupancy advances (non interest bearing)	4	1,420,063	1,199,625	1,306,701
Provision for income tax		74	-	-
Deferred tax liability (net)		60,452	58,538	62,535
<b>Total liabilities</b>		<b>2,017,750</b>	<b>1,587,146</b>	<b>1,802,268</b>
<b>Total equity and liabilities</b>		<b>3,018,351</b>	<b>2,373,435</b>	<b>2,729,014</b>
Net tangible assets per basic and diluted share (cents)		200.1	157.3	185.3

The accompanying notes form part of these interim financial statements.

## CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2014

		Six Months Ended 30 Sept 2014 unaudited	Six Months Ended 30 Sept 2013 unaudited	Year Ended 31 March 2014 audited
Note	\$000	\$000	\$000	
<b>Operating activities</b>				
		290,550	264,576	529,772
		309	399	629
		(87,904)	(75,815)	(151,358)
		(84,152)	(67,468)	(130,482)
		(3,539)	(5,338)	(10,176)
	2	<b>115,264</b>	<b>116,354</b>	<b>238,385</b>
<b>Investing activities</b>				
		(92,713)	(20,138)	(85,336)
		(92,563)	(70,850)	(141,518)
		(5,510)	(1,489)	(4,889)
		(954)	246	559
		<b>(191,740)</b>	<b>(92,231)</b>	<b>(231,184)</b>
<b>Financing activities</b>				
		112,018	5,154	51,191
		(31,000)	(27,000)	(55,000)
		(2,465)	(2,190)	(2,165)
		<b>78,553</b>	<b>(24,036)</b>	<b>(5,974)</b>
<b>Net increase in cash and cash equivalents</b>				
		<b>2,077</b>	<b>87</b>	<b>1,227</b>
		1,754	527	527
<b>Cash and cash equivalents at the end of period</b>				
		<b>3,831</b>	<b>614</b>	<b>1,754</b>

The accompanying notes form part of these interim financial statements.

## ACCOUNTING POLICIES

### 1. Statement of Accounting Policies

#### Reporting entity

Ryman Healthcare Limited ("the Company") is a profit oriented entity incorporated and domiciled in New Zealand, registered under the Companies Act 1993 and listed on the NZX.

The Company and its wholly owned subsidiaries comprise the Ryman Group ("the Group").

The Company is an issuer for the purposes of the Financial Reporting Act 1993.

#### Basis of preparation

The unaudited interim financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand ("NZ GAAP"). They comply with the New Zealand Equivalent to International Accounting Standard 34 (NZ IAS 34) "Interim Financial Reporting" and International Accounting Standard 34 (IAS 34) "Interim Financial Reporting".

The financial statements for the six months ended 30 September 2014 and the comparative six months ended 30 September 2013 are unaudited.

These financial statements have been prepared under the same accounting policies and method of computation as the Company's Annual Report as at 31 March 2014 except for the new policy below. These financial statements should be read in conjunction with the financial statements and related notes included in the Company's Annual Report for the year ended 31 March 2014.

The financial statements were approved by the Board of Directors on 20 November 2014.

The information is presented in thousands of New Zealand dollars (\$).

#### Adoption of new and revised Standards and Interpretations

In the current period, the Group adopted all mandatory new and amended Standards and Interpretations. None of the new and amended Standards and Interpretations had a material impact on these financial statements.

#### New accounting policy

In addition to the accounting policies of the Group set out in the audited 31 March 2014 financial statements, the Group has adopted the following accounting policy from 1 April 2014.

##### Refundable accommodation deposits

Refundable accommodation deposits relate to deposits held on behalf of residents who reside in rooms in the care centre in Australia. Refundable accommodation deposits confer to residents the right of occupancy of the room for life, or until the resident terminates the agreement.

Amounts payable under refundable accommodation deposits are non-interest bearing and recorded as a liability in the balance sheet. As the resident may terminate their occupancy with limited notice, and the refundable accommodation deposit is non-interest bearing, it has demand features and is therefore carried at face value, which is the original deposit received.

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

### 2. Reconciliation of Net Profit after tax for the period with Net Cash flows from Operating Activities

	Six Months Ended 30 Sept 2014 unaudited	Six Months Ended 30 Sept 2013 unaudited	Year Ended 31 March 2014 audited
	\$000	\$000	\$000
<b>Net profit after tax</b>	<b>107,909</b>	<b>78,401</b>	<b>194,805</b>
<i>Movements in balance sheet items:</i>			
Occupancy advances	126,463	96,384	218,134
Refundable accommodation deposits	1,654	-	-
Accrued management fees	(11,933)	(9,974)	(23,537)
Revenue in advance	2,334	2,036	3,603
Trade and other payables	(2,623)	(4,290)	2,686
Provision for income tax	74	-	-
Trade and other receivables	(18,578)	10,848	(2,469)
Employee entitlements	553	604	1,655
<i>Non-cash items:</i>			
Depreciation	4,925	4,385	9,045
Deferred tax	(1,885)	4,794	8,482
Translation of foreign operations	(78)	-	-
<i>Adjusted for:</i>			
Fair value movement of investment properties	(93,551)	(66,834)	(174,019)
<b>Net operating cash flows</b>	<b>115,264</b>	<b>116,354</b>	<b>238,385</b>

Net operating cash flows include occupancy advance receipts from retirement village residents of \$202.5 million (six months ended 30 September 2013: \$181.3 million and year ended 31 March 2014: \$362.3 million). Net operating cash flows also include management fees collected of \$11.0 million (six months ended 30 September 2013: \$9.4 million and year ended 31 March 2014: \$16.8 million).

### 3. Investment Properties

	Six Months Ended 30 Sept 2014 unaudited	Six Months Ended 30 Sept 2013 unaudited	Year Ended 31 March 2014 audited
	\$000	\$000	\$000
Balance at beginning of financial period	2,034,549	1,684,183	1,684,183
Additions			
<i>Fair value movement:</i>	96,574	96,334	176,347
Realised fair value movement:			
- New retirement village units	26,752	25,748	50,324
- Existing retirement village units	27,003	16,408	38,612
	53,755	42,156	88,936
Unrealised fair value movement	39,796	24,678	85,083
	<b>93,551</b>	<b>66,834</b>	<b>174,019</b>
Net movement for period	190,125	163,168	350,366
<b>Balance at end of financial period</b>	<b>2,224,674</b>	<b>1,847,351</b>	<b>2,034,549</b>

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

### 3. Investment Properties (continued)

The realised fair value movement arises from the sale and resale of occupation rights to residents. Investment properties are not depreciated and are fair valued.

The carrying value of completed investment properties is the fair value as determined by an independent valuation report prepared by registered valuers CBRE Limited as at 30 September 2014. Principal assumptions are unchanged from the prior periods. Significant assumptions used by the valuer include long term house price inflation (which ranges from 1% to 3% nominal) and discount rate (which ranges from 13% to 16%).

### 4. Occupancy Advances (non interest bearing)

Occupancy advances comprise the following balances:

	Six Months Ended 30 Sept 2014 unaudited \$000	Six Months Ended 30 Sept 2013 unaudited \$000	Year Ended 31 March 2014 audited \$000
Gross occupancy advances (see below)	1,596,491	1,348,278	1,470,028
Less: management fees & resident loans	(176,428)	(148,653)	(163,327)
<b>Closing balance</b>	<b>1,420,063</b>	<b>1,199,625</b>	<b>1,306,701</b>
<i>Movement in gross occupancy advances:</i>			
Opening balance	1,470,028	1,251,894	1,251,894
Plus: Increases in occupancy advances:			
- New retirement village units	101,645	83,494	173,964
- Existing retirement village units	27,003	16,408	38,612
(Decrease) / Increase in occupancy advance receivables	(2,185)	(3,518)	5,558
<b>Closing balance</b>	<b>1,596,491</b>	<b>1,348,278</b>	<b>1,470,028</b>

Gross occupancy advances are non interest bearing.

### 5. Dividend

On 20 November 2014 an interim dividend of 6.30 cents per share was declared and will be paid on 12 December 2014 (Prior year: 5.60 cents per share). The record date for entitlements is 5 December 2014.

### 6. Share Capital

Issued and paid up capital consists of 500,000,000 fully paid ordinary shares (30 September 2013: 500,000,000 and 31 March 2014: 500,000,000). All shares rank equally in all respects.

Basic and diluted earnings per share has been calculated on the basis of 500,000,000 ordinary shares (30 September 2013: 500,000,000 and 31 March 2014: 500,000,000).

Shares purchased on market under the senior share scheme are treated as treasury stock until vesting to the employee.

### 7. Commitments

The Group had commitments relating to construction contracts amounting to \$29.4 million as at 30 September 2014 (30 September 2013: \$21.1 million and 31 March 2014: \$27.5 million).

### 8. Trade and Other Payables

Trade payables are typically paid within 30 days of invoice date or the 20th of the month following invoice date. Other payables at 30 September 2014 includes \$65.9 million (30 September 2013: \$30.2 million and 31 March 2014: \$81.3 million) in relation to land purchases.

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

### 9. Operating Segments

The Ryman Group operates in one industry, being the provision of integrated retirement villages for the elderly. The Group operates predominantly in New Zealand with some operations now within Australia (previous periods the group did not have a fully operating retirement village in Australia). In presenting information on the basis of geographical segments, segment net profit, underlying profit, segment revenue is based on the geographical location of operations. Segment assets are based on the geographical location of the assets.

	New Zealand \$000	Australia \$000	Group \$000
<b>Six months ended 30 Sept 2014 unaudited</b>			
Revenue	108,073	1,090	109,163
Underlying profit	63,270	3,032	66,302
Less: Tax expense	(74)	-	(74)
Plus: Unrealised fair value movement	31,587	8,209	39,796
Plus: Deferred tax benefit	1,885	-	1,885
Profit for the period	96,668	11,241	107,909
Non-current assets	2,724,106	162,105	2,886,211
<b>Six months ended 30 Sept 2013 unaudited</b>			
Revenue	99,573	-	99,573
Underlying profit	60,395	(1,878)	58,517
Less: Tax expense	-	-	-
Plus: Unrealised fair value movement	24,678	-	24,678
Less: Deferred tax expense	(4,794)	-	(4,794)
Profit for the period	80,279	(1,878)	78,401
Non-current assets	2,233,497	43,553	2,277,050
<b>Year ended 31 March 2014 audited</b>			
Revenue	203,233	-	203,233
Underlying profit	120,776	(2,572)	118,204
Less: Tax expense	-	-	-
Plus: Unrealised fair value movement	85,083	-	85,083
Less: Deferred tax expense	(8,482)	-	(8,482)
Profit for the period	197,377	(2,572)	194,805
Non-current assets	2,553,049	65,434	2,618,483

### 10. Subsequent events

Other than the dividends as per note 5, there are no other subsequent events.

## VILLAGE DIRECTORY

### **Anthony Wilding Retirement Village**

5 Corbett Crescent, Aidanfield, Christchurch

### **Bob Owens Retirement Village**

112 Carmichael Road, Bethlehem, Tauranga

### **Bob Scott Retirement Village**

25 Graham Street, Petone, Lower Hutt

### **Bruce McLaren Retirement Village**

795 Chapel Road, Howick, Auckland

### **Charles Fleming Retirement Village**

112 Parata Street, Waikanae

### **Diana Isaac Retirement Village**

1 Lady Isaac Way, Mairehau, Christchurch

### **Edmund Hillary Retirement Village**

221 Abbotts Way, Remuera, Auckland

### **Ernest Rutherford Retirement Village**

49 Covent Drive, Stoke, Nelson

### **Essie Summers Retirement Village**

222 Colombo Street, Beckenham, Christchurch

### **Evelyn Page Retirement Village**

30 Ambassador Glade, Orewa, Auckland

### **Frances Hodgkins Retirement Village**

40 Fenton Crescent, St Clair, Dunedin

### **Grace Joel Retirement Village**

184 St Heliers Bay Road, St Heliers, Auckland

### **Hilda Ross Retirement Village**

30 Ruakura Road, Hamilton

### **Jane Mander Retirement Village**

262 Fairway Drive, Kamo West, Whangarei

### **Jane Winstone Retirement Village**

49 Oakland Avenue, St Johns Hill, Wanganui

### **Jean Sandel Retirement Village**

71 Barrett Road, Whalers Gate, New Plymouth

### **Julia Wallace Retirement Village**

28 Dogwood Way, Clearview Park, Palmerston North

### **Kiri Te Kanawa Retirement Village**

12 Gwyneth Place, Lytton West, Gisborne

### **Malvina Major Retirement Village**

134 Burma Road, Khandallah, Wellington

### **Margaret Stoddart Retirement Village**

23 Bartlett Street, Riccarton, Christchurch

### **Ngaio Marsh Retirement Village**

95 Grants Road, Christchurch

### **Princess Alexandra Retirement Village**

145 Battery Road, Napier

### **Rita Angus Retirement Village**

66 Coutts Street, Kilbirnie, Wellington

### **Rowena Jackson Retirement Village**

40 O'Byrne Street North, Waikiwi, Invercargill

### **Shona McFarlane Retirement Village**

66 Mabey Road, Lower Hutt

### **Weary Dunlop Retirement Village**

242 Jells Road, Wheelers Hill, Melbourne

### **Woodcote Retirement Village**

29 Woodcote Avenue, Hornby, Christchurch

### **Yvette Williams Retirement Village**

383 Highgate, Roslyn, Dunedin

## **New Villages**

### **Birkenhead**

2 Rangatira Road, Birkenhead, Auckland

### **Devonport**

2 Ngataringa Road, Devonport, Auckland

### **Greenlane**

187 Campbell Road, Greenlane, Auckland

### **Lynfield**

20 Tropicana Drive, Lynfield, Auckland

### **Pukekohe**

75 Valley Road, Pukekohe

### **Newtown**

192 Adelaide Road, Newtown, Wellington

### **Rangiora**

56 Oxford Road, Rangiora, North Canterbury

### **Melbourne**

6 Brandon Park Drive, Wheelers Hill, Melbourne

For more information on any of the Ryman Healthcare retirement villages please phone (NZ) 0800 588 222 or (AUS) 1800 922 988.