

## ASX Announcement

24 July 2025

### Regis to acquire 4 premium aged care homes in South-East Queensland

- Regis has signed an agreement to acquire 100% of the ordinary shares of Rockpool RAC Holdings Pty Ltd (Rockpool)
- Acquisition of four high-quality residential aged care homes with 600 beds in South-East Queensland
- Consistent with Regis' strategy to broaden its residential aged care footprint through acquisition of premium homes
- Transaction to be funded from existing net cash
- Completion expected 1 September 2025

Regis Healthcare Limited (ASX: REG) (**Regis**), is pleased to announce that it has entered into a binding agreement to acquire Rockpool RAC Holdings Pty Ltd, a privately-owned residential aged care provider. The acquisition includes four premium aged care homes in high demand locations across South-East Queensland with 600 operational beds.

Three of the homes are located in Brisbane and one on the Sunshine Coast with all homes having commenced operations in the past six years. The Oxley home, which opened in March 2025, is currently in ramp-up. Rockpool has established a strong reputation for delivering high quality residential aged care with an excellent accreditation record.

| Home                    | Location       | Date Opened | Beds | Occupancy <sup>1</sup> | Single Room with Ensuite |
|-------------------------|----------------|-------------|------|------------------------|--------------------------|
| Morayfield <sup>2</sup> | Brisbane       | Sep 2019    | 150  | 97%                    | 100%                     |
| Carseldine              | Brisbane       | Aug 2022    | 150  | 99%                    | 100%                     |
| Pelican Waters          | Sunshine Coast | Nov 2023    | 150  | 100%                   | 100%                     |
| Oxley                   | Brisbane       | Mar 2025    | 150  | 53%                    | 100%                     |

The final net cash outlay at Completion is expected to be approximately \$135 million<sup>3</sup>. As part of the transaction, Regis is expected to assume a Refundable Accommodation Deposit (RAD) liability of approximately \$204 million. Additionally, as the Oxley facility ramps up, future net RAD cash inflows from this home are estimated to be around \$40 million.

<sup>1</sup> Spot occupancy at 30 June 2025.

<sup>2</sup> Morayfield includes adjoining vacant block of land of approximately 4,000 sqm.

<sup>3</sup> Excludes transaction costs and landholder duties and subject to customary adjustments including final RAD balances. Net consideration calculated on a cash free / interest-bearing debt free basis.

Regis' Managing Director and CEO Dr Linda Mellors said, "We are excited to announce the acquisition of Rockpool, a highly regarded provider of residential aged care services in Queensland. This acquisition aligns with our strategy to broaden our residential aged care footprint through the acquisition of premium homes. I commend the founders for establishing such a high-quality business. We look forward to welcoming Rockpool's residents, families, staff and communities to Regis and we are committed to ensuring a smooth and supportive transition."

Rockpool CEO and Director Melissa Argent said, "Rockpool and Regis have many common values, including the shared vision to change how aged care is offered in Australia. We are incredibly proud of what we have created, and I am confident Regis will continue to provide ongoing high levels of care and support for our team members, residents and their families."

Key benefits of the acquisition include:

- Addition of premium portfolio of homes in high demand locations;
- Increases Regis' aged care portfolio to 72 homes (100% freehold) or approximately 8,200 beds;
- Strong accreditation history with an average home portfolio star rating of four in Q2 FY25;
- Pro-forma annualised forecast EBITDA of ~\$13-14 million following the Oxley ramp-up<sup>4</sup>;
- FY26 EBITDA expected to be ~\$7-8m<sup>4,5</sup>;
- Complementary business with cost synergies across procurement and corporate infrastructure; and
- Expected to be EPS accretive in FY26 with further growth expected in future years.

The transaction is expected to complete by 1 September 2025, subject to customary conditions.

Regis' net cash balance on 30 June 2025 was \$192m and the Company is expected to remain in a net cash position post completion of the transaction.

More detailed information on Rockpool is included in the 'Acquisition of Rockpool Residential Aged Care' presentation released to the ASX today.

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This document was authorised for release to the ASX by the Board of Directors.

<sup>4</sup> Underlying EBITDA excludes one-off transaction and integration costs and impact of AASB 16 *Leases*.

<sup>5</sup> FY26 underlying EBITDA assumes 10 months contribution from Rockpool homes.

**About Regis**

Regis is one of the largest aged care operators in Australia. Founded over 30 years ago, Regis currently provides services to more than 10,000 older Australians through residential aged care homes, home care service hubs, day therapy and respite centres, and retirement villages. Regis prides itself on providing high quality care and services through its team of over 12,000 dedicated employees. To learn more about Regis [click here](#).

**About Rockpool**

Rockpool was founded in 2016 and operates four residential aged care facilities in South-East Queensland with 600 operational beds. At Rockpool, we believe aged care is about more than meeting basic needs - it's about creating a warm, nurturing environment where residents feel valued, respected, and truly at home. To learn more about Rockpool [click here](#).