

ASX Announcement

30 April 2026

Regis expects underlying EBITDA at top end of guidance

Highlights

- **FY26 underlying EBITDA¹ expected to be approximately \$135m, at top end of guidance**
- **Continued very strong occupancy across mature homes², averaging 95.9% in Q3 FY26**
- **Government funding for accommodation supplement broadly in line with Regis expectations**

Trading Update

Regis Healthcare Limited (ASX:REG) (Regis) expects to deliver an underlying EBITDA¹ result of approximately \$135m for FY26, which is at the top end of guidance.

Regis' operating performance in Q3 FY26 reflected sustained high occupancy, continued momentum in refundable accommodation deposit (RAD) inflows and solid cash generation.

Occupancy levels remained at historically high levels, with average occupancy in mature homes² of 95.9% in Q3 FY26 compared with 95.5% in the prior corresponding period. Occupancy performance continues to benefit from targeted sales initiatives, improved hospital discharge pathways and an increasing shortage of available beds in the market. Regis Oxley, acquired as part of the Rockpool acquisition in September 2025, reached full occupancy in March 2026, approximately twelve months after opening.

Regis generated net RAD cash inflows of \$44.5m in Q3 FY26, taking total net RAD cash inflows for YTD March FY26 to \$223m. The paid-up RAD balance was approximately \$2.3b as at 31 March 2026. Net RAD cash inflows were supported by recent acquisitions, including Rockpool and OC Health, room pricing adjustments and an increase in the proportion of residents paying RADs.

A clear runway exists for ongoing RAD cash inflows. As resident turnover occurs, the progressive repricing of existing paid-up RADs to current advertised room prices is expected to generate net operating cash inflows of approximately \$400m over time, while also increasing RAD retention earnings³.

¹ Underlying EBITDA is a non IFRS term, defined as earnings before interest, tax, depreciation and amortisation, excluding imputed income on RADs and Bonds and one-off items, and including operating lease expense.

² Regis Oxley (150 beds) forms part of the mature homes from 1 April 2026.

³ Average resident tenure of 2.5 years.

Cost Savings and Capital Management

In response to the constrained funding environment, Regis has implemented a structured cost-savings program aimed at creating a more agile and efficient operating model, while maintaining care quality and frontline capability. Savings should be delivered through an ongoing program of work including further streamlining the management structure, targeted support office efficiency initiatives and improved roster optimisation. The program also increasingly leverages data analytics and AI-enabled tools to enhance workforce planning, automate routine processes and support more informed decision making across the organisation.

Regis also continues to actively recycle capital to improve the quality, sustainability and earnings profile of the portfolio. The group continues to progress a disciplined strategy of quality acquisitions and greenfield developments in attractive catchments, together with the divestment of non-core or lower-returning assets. In March 2026, Regis completed the divestment of its two residential aged care homes located in Far North Queensland (Ayr and Home Hill), generating a one-off profit before tax of \$25m, to be recognised in FY26.

Aged Care Funding Reform

On 22 April 2026, the Federal Government released the Independent Review of Residential Aged Care Accommodation Pricing and announced a \$3 billion funding package to deliver more beds, expanded in-home care services and better care for older Australians. The specifics will be detailed in the May 2026 Federal Government Budget.

The Government has indicated that its initial response will focus on:

- targeted capital subsidies for residential aged care;
- providing additional funding for supported residents for newly built or refurbished homes;
- an increase to the Accommodation Supplement; and
- structural changes to introduce new tiers and additional payments for homes with a higher proportion of supported residents.

The Review also sets out a number of broader recommendations for future consideration, including expanded access to interest-free Government loans to support greenfield development, reforms to RAD and DAP pricing settings, and measures to simplify the approval process for accommodation pricing above the regulated maximum.

In addition, the Health Minister noted the Government's ambition to reallocate funding from higher private health insurance rebates for Australians aged over 65 to residential aged care.

Regis will continue to assess the details of the Review and Budget announcements. The proposed measures are expected to be supportive of sector sustainability. Potential benefits for Regis depend on Regis' resident mix and the final design and timing of policy implementation.

Regis' Managing Director and CEO Dr Linda Mellors said, "The release of the Accommodation Pricing Review and the Government's initial funding response represent an important step toward improving the long-term sustainability of residential aged care. While further detail and consultation

will be important, the direction of reform is positive and aligns with the sector's need for a more sustainable funding and capital framework.”

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

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 13,000 dedicated employees. To learn more about Regis [click here](#).

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