



Acquisition of Rockpool Residential Aged Care

24 July 2025



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Transaction Summary

- Regis has signed a binding agreement to acquire 100% of the ordinary shares of Rockpool RAC Holdings Pty Ltd (Rockpool)
- Acquisition of four premium residential aged care homes in South-East Queensland with 600 beds
 - 3 located in Brisbane and 1 on the Sunshine Coast
 - All homes opened from 2019 onwards
 - Oxley opened March 2025 and is in ramp-up
 - ~900 employees
- All facilities purchased on freehold basis
- Final net cash outlay at completion is expected to be approximately \$135 million¹
- As part of transaction, RAD liability assumed at completion expected to be approximately \$204 million. Additionally, as Oxley facility ramps up, future net RAD cash inflows estimated to be ~\$40 million
- Funded through existing net cash
- Expected to be FY26 earnings accretive with further growth anticipated in future periods
- Transaction expected to complete by 1 September 2025

Overview of Homes

Morayfield



- North Brisbane
- 150 beds
- Opened 2019
- 100% single ensuite
- 97% occupancy¹

Carseldine



- North Brisbane
- 150 beds
- Opened 2022
- 100% single ensuite
- 99% occupancy¹

Pelican Waters



- Sunshine Coast
- 150 beds
- Opened 2023
- 100% single ensuite
- 100% occupancy¹

Oxley



- South Brisbane
- 150 beds
- Opened March 2025
- 100% single ensuite
- 53% occupancy (in ramp-up)¹

Investment Thesis

Attractive Portfolio

- Premium portfolio in high demand locations
- New homes - All opened in last 6 years
- Mature home occupancy >95%
- Oxley in ramp-up

Increased Scale

- Increases Regis' portfolio to 72 homes (100% freehold)
- Increases Regis' available beds to ~8,200 beds

Strong Compliance History

- Strong history of accreditation
- Average portfolio star rating of 4 in Q2 FY25

Cost Synergies

- Procurement savings
- Corporate overheads

Attractive Acquisition Economics¹

- Pro-forma annualised forecast EBITDA of ~\$13-14m following Oxley ramp-up
- FY26 EBITDA expected to be ~\$7-8m²
- Expected to be EPS accretive in FY26

¹ Underlying EBITDA excludes one-off transaction and integration costs and impact of AASB 16 Leases

² FY26 underlying EBITDA assumes 10 months contribution