

ASX Announcement

23 October 2025

Regis to acquire two high-quality aged care homes on Victoria's Surf Coast and Bellarine Peninsula

Key points:

- **Regis has executed binding agreements to acquire two high-quality residential aged care homes - Ocean Mist Aged Care and Drysdale Grove Aged Care**
- **Ocean Mist in Torquay with 120 beds and Drysdale Grove in Drysdale with 110 beds**
- **Consistent with Regis' strategy to broaden its residential aged care footprint**
- **Transaction to be funded from existing net cash**
- **Completion expected 1 December 2025**

Regis Healthcare Limited (ASX: REG) (**Regis**) is pleased to announce it has entered into binding agreements to acquire two residential aged care homes with 230 beds for net consideration of approximately \$45 million¹. Both homes have been built or extensively refurbished in the last eight years and comprise 100% single ensuite rooms. As part of the transaction, Regis is expected to assume a Refundable Accommodation Deposit (RAD) liability of approximately \$36 million with potential further RAD upside from increasing occupancy and room pricing.

Regis' Managing Director and CEO Dr Linda Mellors said, "This acquisition strengthens our footprint in Victoria, extending our reach west of Melbourne into a rapidly growing regional area with increasing demand for aged care services. The acquisition brings two well-established, high-quality homes with a strong reputation for care into the Regis portfolio. We are excited to welcome residents, families, staff and the broader communities, and remain committed to ensuring a smooth and supportive transition. Upon completion, Regis will have added 13 homes and more than 1,700 beds through acquisition over the past two years. We continue to actively pursue further strategic acquisitions that deliver long-term value for shareholders."

Key benefits of the acquisition include:

- Addition of two high-quality homes including the freehold sites and operations;
- Increases Regis' aged care portfolio to 74 homes (100% freehold) or approximately 8,400 beds;
- Gross price per bed well below replacement value;
- Additional earnings and net RAD inflows on increasing occupancy and room pricing;
- Net consideration represents a multiple of 7.5x pro-forma annualised forecast EBITDA of ~\$6 million²;
- Potential cost synergies across procurement and corporate structure; and

¹ 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.

² Underlying EBITDA excludes one-off transaction and integration costs and impact of AASB 16 *Leases*.

- Expected to be EPS accretive in FY26 with further growth expected in future years.

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

Regis' net cash balance on 30 September 2025 was \$99m with net RAD cash inflows of \$90m in Q1 FY26 supporting continued investment in the Company's growth initiatives.

For further information, contact:

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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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