JAPARA HEALTHCARE

FY2021
Half year results presentation

24 February 2021

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Contents

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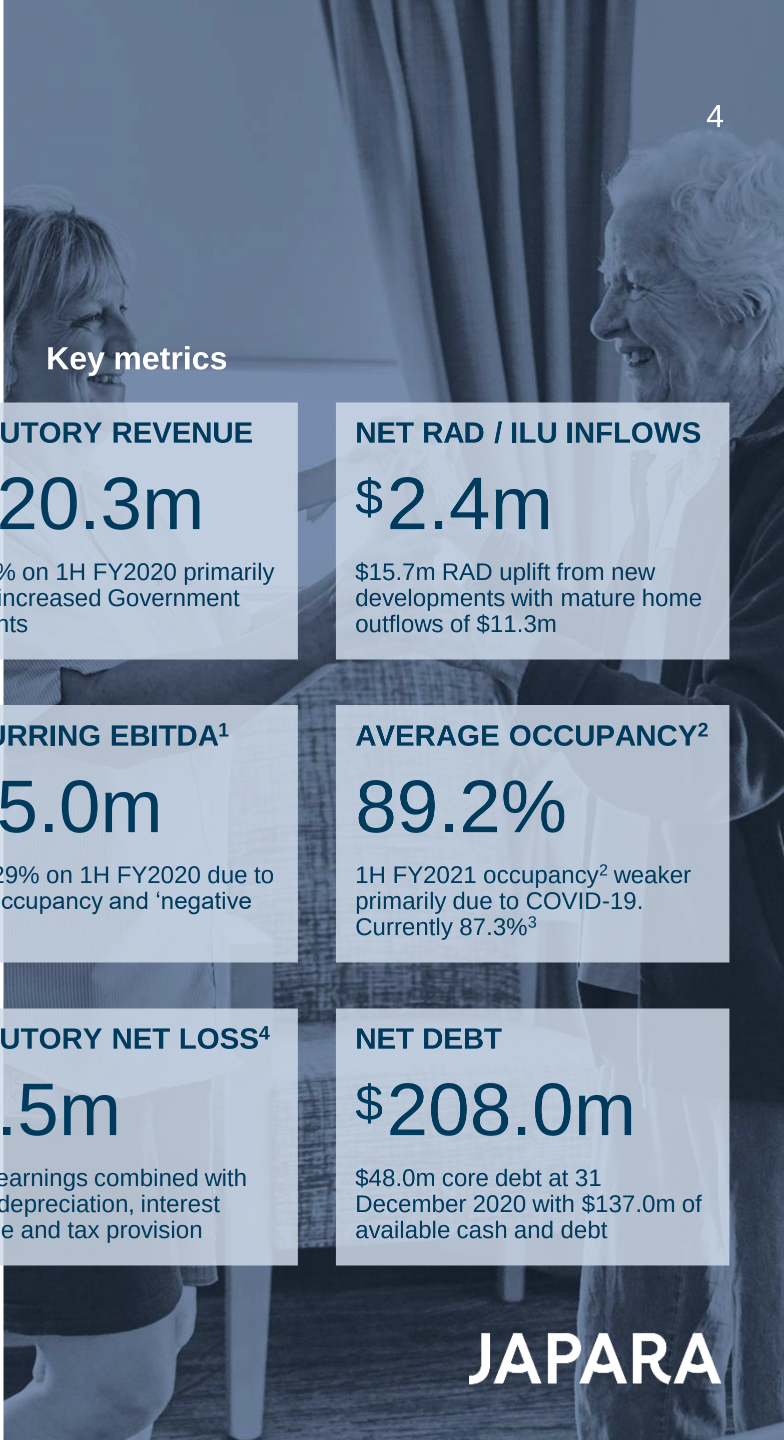
Overview

Half year overview

Resident and staff care and wellbeing has been paramount during a COVID-19 affected period

Summary

- Japara's focus on care and resident and staff wellbeing underpinned our approach during a challenging six months
- The impact of COVID-19 was extreme throughout the industry and on the business
- The business invested significant funds, resources and time in preparing for, and managing, COVID-19 outbreaks
- In the short term, occupancy reduced and the cost of operating increased, with both now stabilising
- Notwithstanding tough conditions, ongoing growth activities provided incremental earnings and improved living environments for residents
- Lenders remain supportive with balance sheet strength and liquidity maintained
- Company focus is now on occupancy recovery and continuing to embed learnings into ongoing care practices
- In light of the financial results, no interim dividend has been determined



Key metrics

STATUTORY REVENUE

$220.3m

Up 3.6% on 1H FY2020 primarily due to increased Government payments

NET RAD / ILU INFLOWS

$2.4m

$15.7m RAD uplift from new developments with mature home outflows of $11.3m

RECURRING EBITDA[1]

$15.0m

Down 29% on 1H FY2020 due to lower occupancy and 'negative jaws'

AVERAGE OCCUPANCY[2]

89.2%

1H FY2021 occupancy[2] weaker primarily due to COVID-19. Currently 87.3%[3]

STATUTORY NET LOSS[4]

$9.5m

Lower earnings combined with higher depreciation, interest expense and tax provision

NET DEBT

$208.0m

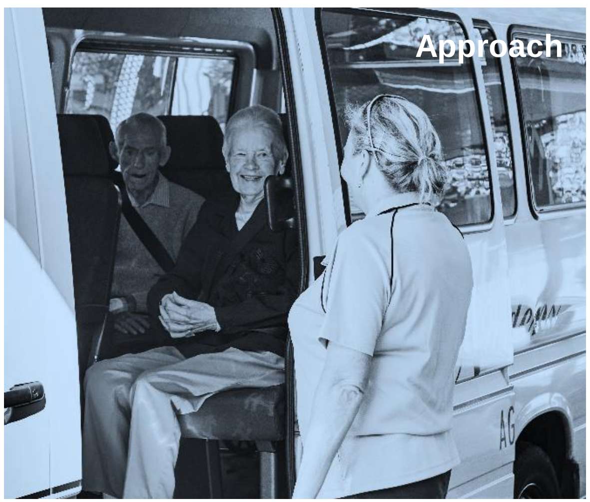
$48.0m core debt at 31 December 2020 with $137.0m of available cash and debt

1. Recurring EBITDA is a measure consisting of earnings before interest, tax, depreciation and amortisation and net non-recurring items as set out on page 8
2. Average occupancy adjusts for places ramping up at new developments and places offline for refurbishment
3. As at 19 February 2021
4. Loss attributable to members of the Group

COVID-19 summary

Early preparation and investment, a focus on resident connection and support and continuous improvement underpinned our response to the Victorian 'second wave'

- Japara has 33 Homes in Victoria including 21 within greater metropolitan Melbourne and six in Geelong and the surrounding area
- During the period of high COVID-19 community transmission in Victoria from July to October 2020, Japara's residents, staff and business were impacted despite tight biosecurity measures in place
- Outbreaks affected five Homes: Sunbury, Doncaster East, Brighton, Mount Waverley and Windsor
- The business witnessed a decline in occupancy until early October 2020, along with increased expenditure on additional staff to bolster rosters, training and infection control
  - Staff required to isolate impacted rostering and increased agency usage
  - Primary worksite restrictions also impacted rostering
  - Infection control protocols, including personal protective equipment requirements, increased costs



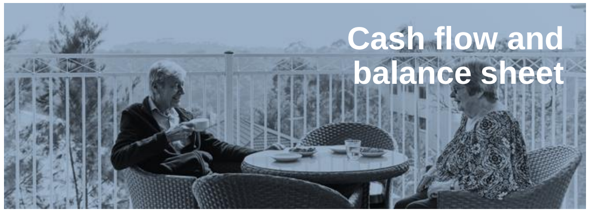
- Key measures implemented from March 2020 positioned the business to respond to the Victorian 'second wave'
- Decisions to limit infection risk were required including restrictions on visitation and implementing single site working arrangements
- Significant investment in infection control and prevention assisted in minimising outbreaks and containing them when they occurred. Detailed outbreak management plans were also put into practice
- Programs to ensure ongoing resident connection with families and community groups were implemented, and lifestyle and wellbeing programs changed, to meet the new environment
- Improvements in our clinical approach were implemented as the year progressed and the industry and company learned
- Our clinical governance framework has been refined
- Ongoing vigilance is required as the business and industry commence the COVID-19 vaccine rollout

COVID-19 impact

Lower occupancy and higher COVID-19 costs had a material affect on financial performance with costs now normalising and occupancy stabilised

- COVID-19 has led to lower occupancy, higher costs and lower earnings and cash flow than expected
- Occupancy was affected by limitations on tours, fewer referrals from the hospital system and reduced consumer preference for residential aged care, partly due to isolation requirements on admission
- The decline in occupancy occurred during August and September, with total resident numbers remaining flat since early October 2020 and falling by 202 places over the half year with a spot occupancy rate of 87.1% at 31 December 2020
- RAD inflows have reduced due to the lower occupancy

- Lower occupancy reduced EBITDA by ~$7.4m compared to the prior corresponding period
- Incremental funding of $5.1m was received from the COVID-19 Support Payment and the Temporary Additional ACFI[1] subsidy increase of 1.23% in 1H FY2021 to assist with general COVID-19 related costs across Homes not impacted by outbreaks. These costs have reduced in 2H FY2021
- Direct costs of ~$7.0m were incurred in relation to COVID-19 outbreaks in 1H FY2021
- Government grants allow Japara to claim certain qualifying expenses
  - ~$7.0m claimed under the Federal Government Aged Care Support Program for outbreak expenses in 1H FY2021 with ~$1.6m recognised in 1H FY2021 and the balance to be recognised upon receipt
  - Application for reimbursement under the Support for Aged Care Workers in COVID-19 program to be made with ~$1.3m recognised in 1H FY2021 compared to expenses of ~$1.7m with the balance to be recognised upon receipt



- Operating cash flow of $24.7m, including RAD / ILU net inflow of $2.4m, was impacted by lower occupancy
- All banking covenants were met for the period
- The lender syndicate remains supportive with a comprehensive understanding of COVID-19 impacts
- The business has $137.0m in liquidity and expects RAD inflows to improve as occupancy increases and new developments are opened

1. Aged Care Funding Instrument

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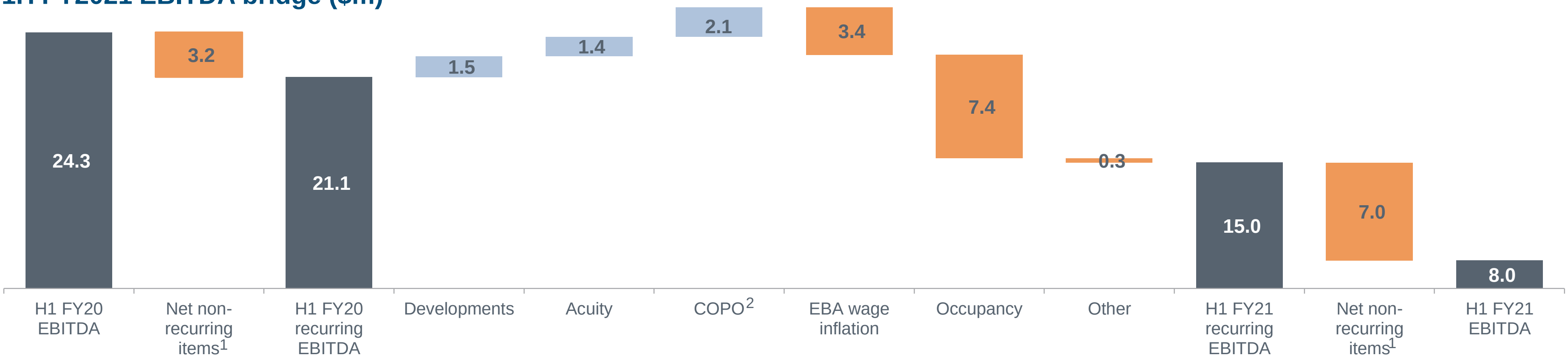
Financial and operational summary

1H FY2021 earnings

1H FY2021 earnings impacted by COVID-19 related occupancy pressure. Revenue indexation was below wage inflation. Non-recurring COVID-19 outbreak expenses subject to claim for reimbursement

1H FY2021 EBITDA bridge ($m)



Summary

- New developments and refurbished Homes continue to make an incremental positive contribution despite the impact of COVID-19
- Increased resident acuity is attracting higher funding
- Government funding growth via COPO indexation (of 1.6%) exceeded by wage rate increases (of ~2.5%)
- Average 1H FY2021 occupancy of 89.2%[3] significantly impacted by COVID-19 and below 1H FY2020 average occupancy of 92.6%[3]
- Other net EBITDA movement attributable to:
  - General COVID-19 costs offset by Government funding from the COVID-19 Support Payment and the Temporary Additional ACFI[4] subsidy increase
  - Expense inflation offset by reduced support office costs
- ~$7.0m of non-recurring COVID-19 outbreak specific expenses incurred in 1H FY2021 at COVID-19 outbreak Homes partially offset with ~$1.6m recognised for Government Grant reimbursement
  - Grant applications lodged to be reimbursed ~$7.0m in outbreak expenses incurred in 1H FY2021

1. Refer to Appendices for a reconciliation of net non-recurring items
2. Commonwealth Own Purpose Outlays indexation
3. Average occupancy adjusted for places ramping up at new developments and places offline for refurbishment
4. Aged Care Funding Instrument

1H FY2021 financial result and position

Investment in business growth and improvement continues underpinned by strong support from lenders and notwithstanding impact of COVID-19 on the financial results

Summary

- 1H FY2021 statutory net loss[1] of $9.5m (1H FY2020 profit of $5.4m)
- Financial result impacted by lower operational earnings and increased depreciation and interest costs from developments
- Tax expense impacted by provision of $2.7m to address franking account deficit created by prior year tax losses
- Cash from operating activities includes $24.1m of January 2021 Government Funding received in advance in December 2020
- ~$41m capital invested in new Homes, Home extensions and refurbishments and general portfolio improvement
- $345m loan facilities drawn to a net $208m
  - Core net debt of $48m (1.6x annualised 1H FY2021 recurring EBITDA)
  - Available liquidity of $137m

1H FY2021 net bank debt movement ($m)

1. Loss attributable to members of the Group

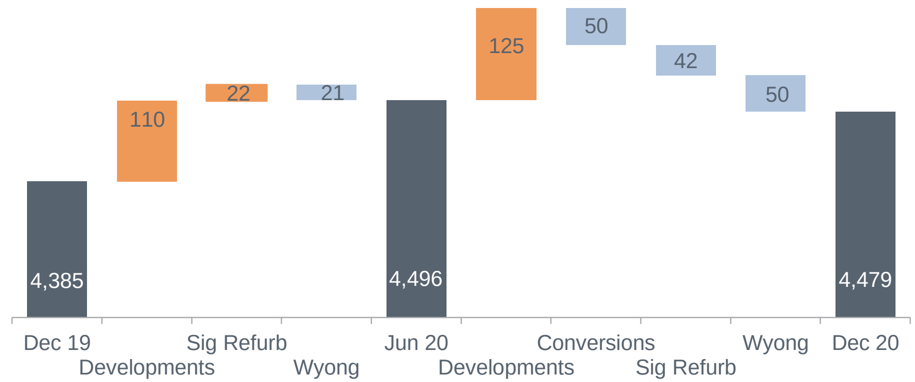
Key operational metrics

Key operational metrics reflect impact of COVID-19 and measures to ensure the optimal care for residents and safety of staff

Summary

- Average 1H FY2021 occupancy of 89.2%[1] below FY2020 average
  - Occupancy at 31 December 2020 was 87.1%[1] and at 19 February 2021 was 87.3%[1]
    - Victorian Homes occupancy at 19 February 2021 was 85.5%[1] with remaining portfolio occupancy 90.9%
- Cost to revenue ratios impacted by lower revenues from lower occupancy and higher COVID-19 related costs offset by Government support
- Net RAD cash inflows in 1H FY2021 reduced by COVID-19 related occupancy declines but still positive
- Place numbers reduced by closure of Japara Wyong (50 places), significant refurbishment activity (42 places) and conversion of some double rooms to single occupancy (50 places)

Operational place movement



Operational metrics	1H FY2021	2H FY2020	1H FY2020	2H FY2019
Number of homes	50	51	50	49
Operational places (end of period)	4,479	4,496	4,385	4,235
Average occupancy[1]	89.2%	91.9%	92.6%	92.2%
Average revenue Per Operating Bed Day[2]	$303.6	$291.9	$284.4	$279.6
Average Government revenue Per Operating Bed Day[2]	$216.7	$212.1	$206.3	$201.1
Staff cost to revenue[2]	75.6%	74.2%	72.4%	72.6%
Non-wage costs to revenue[2]	17.6%	18.1%	17.4%	17.6%
Average concessional residents[3]	38.8%	38.9%	38.4%	38.5%
Average incoming contract price ('000)	$413.3	$408.4	$382.7	$378.1
Net RAD & ILU loan inflow (m)	$2.4	$22.4	$33.4	$15.8

1. Occupancy adjusts for places ramping up at new developments and places offline for refurbishment
2. Metrics shown exclude the impact of non recurring items, Government temporary subsidies and COVID-19 outbreak Grants, developments in ramp up and discontinued operations
3. Calculated as the number of concessional residents / operational places

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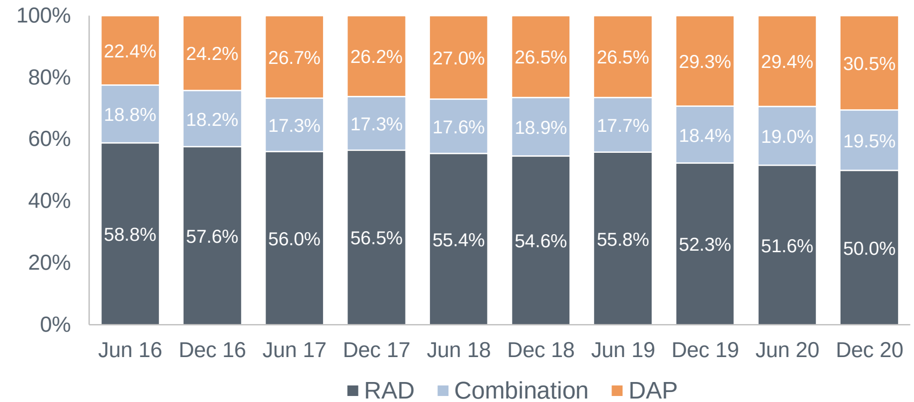
Resident trends

Occupancy impacted by COVID-19 outbreaks in Victoria but has been stable since October 2020. Room price and resident payment trends continue

Summary

- 3,900 residents as at 31 December 2020 with 3,911 residents as at 19 February 2021
  - Resident numbers declined by 202 from June to December 2020
  - Noticeable drop in residents from August 2020 due to COVID-19 outbreaks in Victoria
  - Overall resident numbers have been stable since October
- Continuing slow trend in non-concessional resident preference towards DAPs
- Average incoming place contract values increased mainly due to new premium rooms opening at new and redeveloped Homes

Non-concessional portfolio mix (by number of residents)



Total resident count

Monthly average incoming place contract price ($'000)

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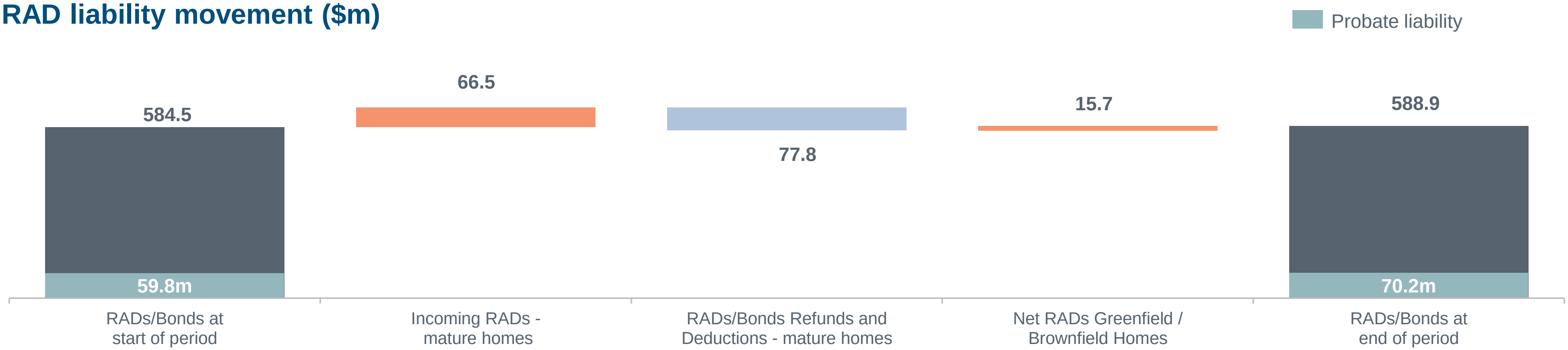
1H FY2021 RAD liability movement

RAD cash flow reduced by declining occupancy with newer Homes continuing to attract strong net RAD inflows

RAD liability movement ($m)



Highlights

- Net RAD liability movement of $4.4m in 1H FY2021 (excludes $1.8m of net ILU liability movement)
  - $11.3m net RAD outflows from mature homes
  - $15.7m net RAD inflows from greenfield and brownfield developments ramping up
  - Increase in probate liability of $10.4m
- Further ~$145m RAD uplift expected as new homes and extensions ramp up
  - Robina Rise opened in July 2019, The Regent in April 2020, Trugo Place in February 2021 and Corymbia is expected to open in May 2021
  - Brownfield extensions at Brighton-Le-Sands, Kingston Gardens and Albury & District are also ramping up

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Real estate activity

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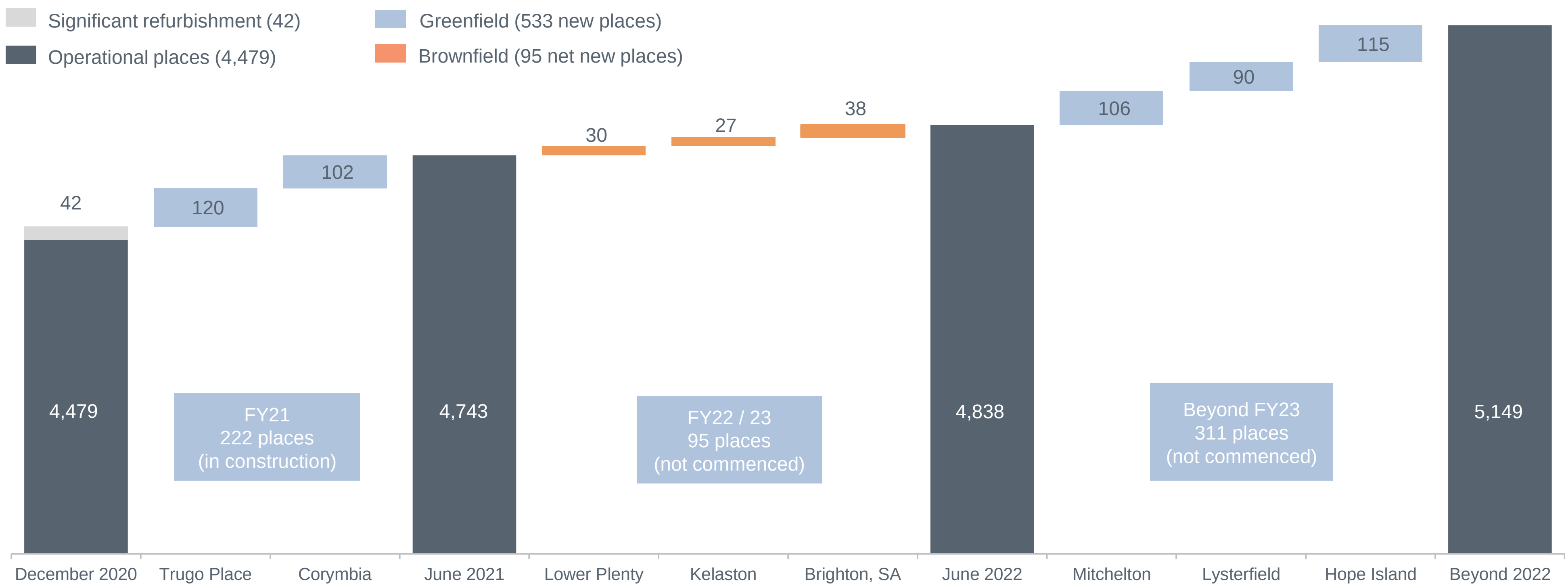
Development pipeline of 628 new places

Trugo Place opened in February 2021 and Corymbia will complete shortly with remaining brownfield and greenfield pipeline timing deferred

Near-term development pipeline[1] (net new places)



1. Refer Appendix for development pipeline details

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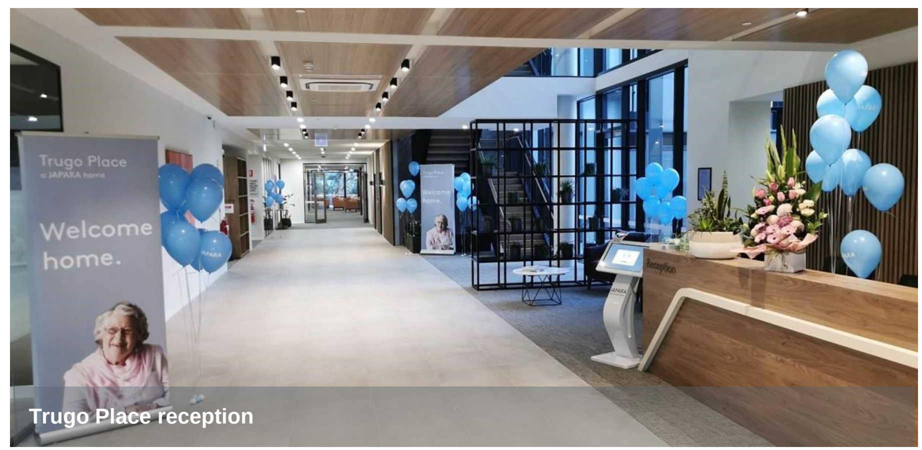
Recent real estate activity summary

Ongoing focus on real estate portfolio despite COVID-19 disruptions

Active real estate projects update

- Real estate developments are being advanced to pre-construction stage with further progress planned when the outlook becomes more certain
- Trugo Place, Newport, (Victoria)
  - Construction complete - resident admission February 2021
- Corymbia, Belrose, (NSW)
  - Construction on schedule - resident admission forecast for May 2021
- Lower Plenty Garden Views, Lower Plenty, (Victoria)
  - Planning permit received for 30 place extension with licenses held
- 800 Plenty Road, Reservoir, (Victoria)
  - Planning permit received for a six storey development comprising 90 aged care suites and 74 assisted and independent living apartments
  - Decision made to offer site for sale given large capital requirement during development and significant market interest
- Elanora, Brighton, (Victoria)
  - Development application lodged for a redevelopment comprising 150 aged care places and 95 assisted care apartments
- Japara Anglesea, Torquay and Balmoral Grove significant refurbishment projects commenced with completion expected in H1 FY2022
- Japara Wyong
  - Home closed in August 2020 and contracts exchanged in February 2021 for the sale of the vacant site for net proceeds of $1.6m
- Decision made to reconfigure 50 rooms from double to single occupancy to meet market preference with 91% of rooms now single occupancy
- Additional potential sale and leaseback transactions are being investigated following ongoing inbound expressions of interest

Proposed Elanora redevelopment façade render



Trugo Place reception

Belrose greenfield development case study

Corymbia in Belrose, NSW, is Japara's next greenfield development and is due to open in 2H FY2021 offering 102 new premium rooms

Corymbia, Belrose, NSW

- Located in the western part of Sydney's Northern Beaches, this Home will offer contemporary market accommodation to residents. Ocean views are offered from the upper rooms
- Construction commenced on the vacant site in November 2019
- Total project costs including development costs and land of $42.3m are expected
- The six level home includes premium quality, single bed with ensuite rooms and a variety of amenities such as an in-house café & bar, expansive terraces, a cinema, a beauty, hair and nail salon and a gymnasium

Belrose balcony view

Belrose façade render

Belrose bedroom suite render

Development assets and funding

Japara has future committed construction capital expenditure of ~$12.3m, expected RAD inflows from developments of $145m and $137m in cash and undrawn debt

Debt and development capital summary

- $345m in committed debt facilities with cash and undrawn debt of $137m at 31 December 2020
- Japara was in full compliance with all lender covenants at 31 December 2020
  - 31 December 2020 covenant debt / covenant EBITDA was 2.46x
  - Development debt is excluded from debt covenant calculations
- 663 new places are ramping up and/or completing with ~$12.3m in further construction expenditure required to complete delivery
- $16.2m received from developments ramping up in 1H FY2021 with an incremental ~$145m in RAD inflows[1] expected from the 663 places

Developments ramping up / completing	New places	Expected future RADs ($m)[1]	Construction remaining ($m)
The Highbury (VIC)	60		-
Brighton-Le-Sands (NSW)	85		-
Kingston Gardens (VIC)	60		-
Robina Rise (QLD)	106		-
The Regent (VIC)	105		-
Albury & District (NSW)	25		-
Trugo Place (VIC)	120		$2.5m
Corymbia (NSW)	102		$9.8m
Total	**663**	**~$145m**	**$12.3m**

Debt facility summary	Drawn	Undrawn	Total
General Purpose	$95.0m	$70.0m	$165.0m
Development	$160.0m	$5.0m	$165.0m
Multi-Option	$4.5m	$10.5m	$15.0m
Sub-Total	**$259.5m**	**$85.5m**	**$345.0m**
Cash	$(51.5)m	$51.5m	-
Net debt / available	**$208.0m**	**$137.0m**	**$345.0m**

Land holdings	Net new places	Book value
Mitchelton (QLD)	106	$7.3m
Lysterfield (VIC)	90	$5.8m
Reservoir (VIC)	90	$7.9m
Hope Island (QLD)	115	$5.0m
Kingston Way Estate (VIC)	-	$6.9m
Brighton (VIC)	-	$9.2m
Oaklands (SA)	-	$1.0m
Mt Eliza (VIC)	-	$2.2m
Wyong (NSW)	-	$1.2m
Glenning Valley (NSW)	-	$1.0m
Total	**401**	**$47.5m**

1. Expected RAD inflows from the above 663 total places assume a ‘look through’ ~60% RAD preference for non-supported residents and a weighted average RAD to local house price ratio of 58%

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04

Industry commentary

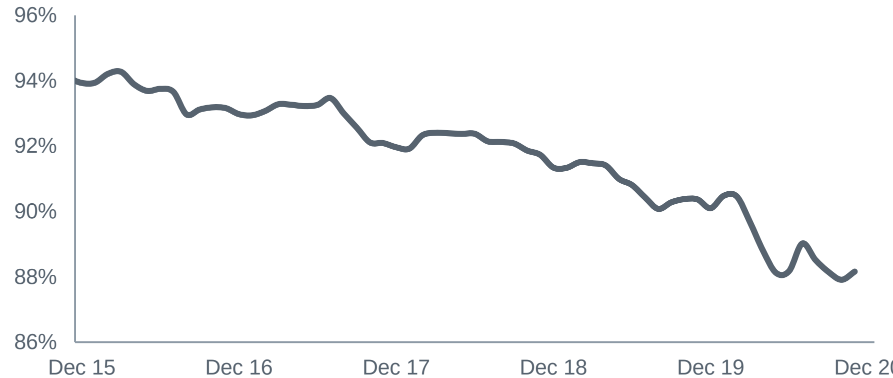
Industry commentary

Occupancy has declined and acuity is flat as the industry awaits the Government response to the Aged Care Royal Commission Final Report due in late February

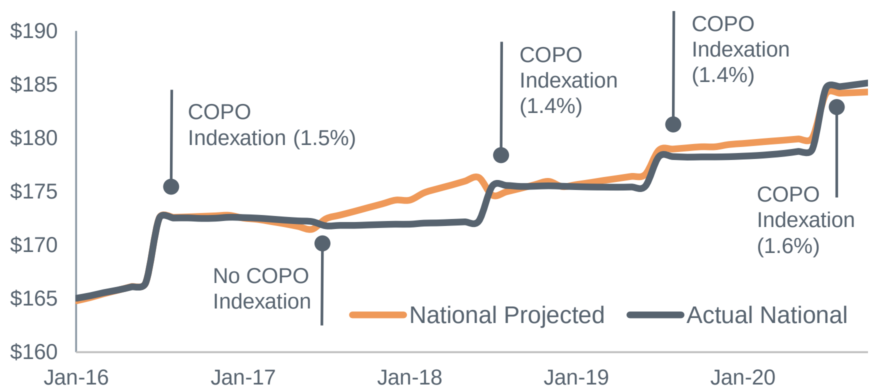
Industry commentary

- Occupancy continued to decline over 2020, with the impact of COVID-19 particularly evident from April onwards
- Industry acuity has remained relatively static as reflected in the monthly average ACFI amounts reported by the Department of Health
- The Royal Commission into Aged Care Quality and Safety Final Report is due by 26 February 2021
  - Federal Government budget projections indicate an expectation of ongoing growth in the residential aged care sector

Mirus Australia monthly aged care occupancy



Sector monthly average ACFI rate ($ per resident per day)



Australian Government Aged Care Budget Projections

Support senior Australians with complex care nee...
their own homes through the Home Care Packages Program.
a. Number of allocated Home Care Packages.

2019-20 Target	2020-21 Target[14]	2021-22 Target	2022-23 Target	2023-24 Target
a. 144,900[15]	185,600	185,600	185,600	185,600
2019-20 Result				
a. 155,625[16]				

Increase residential care options and accommodation for senior Australians who are unable to continue living independently in their own homes.
a. Residential aged care places available as at 30 June.

2019-20 Target	2020-21 Target	2021-22 Target	2022-23 Target	2023-24 Target
a. 219,000	224,000	230,000	235,000	244,000
2019-20 Result				
a. 217,145[17]				

Source: Mirus Australia
ACFI Monitoring Reports, Australian Government, Department of Health
Australian Government Budget 2020–21: Department of Health Portfolio Budget Statement, October 2020, Page 124

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05

Summary and outlook

1H FY2021 summary and outlook

1H FY2021 disrupted by COVID-19. Outlook unclear given Royal Commission and ongoing COVID-19 uncertainties

1H FY2021 Summary

- Japara's focus during the last six months has been on resident and staff wellbeing as the COVID-19 pandemic significantly impacted operations
- Occupancy reduced and the cost of operating increased
- Recurring EBITDA of $15.0m was down by 29% on 1H FY2020 due to the lower occupancy and wage inflation greater than revenue escalation
- Balance sheet strength was maintained with core net debt of $48 million, development debt of $160m and available liquidity of $137m
- Attention is on occupancy recovery and embedding COVID-19 learnings into care practices

FY2021 Outlook

- The FY2021 cost and revenue implications from COVID-19 remain uncertain
- The funding environment is unclear and occupancy, although stabilising, remains weakened
- In this environment it is difficult to provide reliable earnings guidance
- Recently completed developments are expected to contribute to EBITDA with interest and depreciation expenses also increasing
- RAD inflows are expected from new Homes ramping up and as occupancy recovers
  - Vaccine rollout expected to be a catalyst for improved operating conditions
- Greenfield developments are expected to add ~220 new places during 2H FY2021
  - Decisions on future developments deferred until the COVID-19 pandemic and economic outlook are more certain
- Japara looks forward to the Government response to the Final Report from the Royal Commission into Aged Care Quality and Safety expected in late February 2021

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06

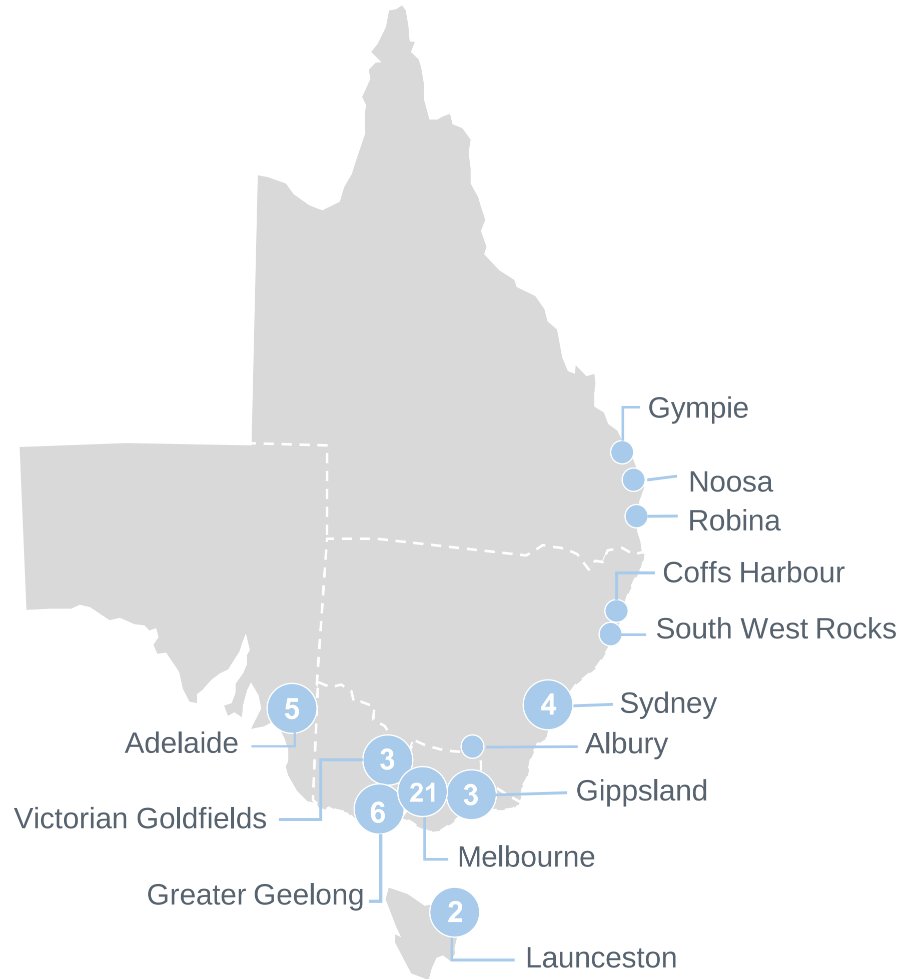
Appendices

Appendix 1: Japara portfolio overview

Japara's portfolio comprises over 5,000 existing or to be constructed aged care places with several co-located seniors living communities

Portfolio summary

- Japara's aged care portfolio comprises 50 homes across five states
  - Two further greenfield developments are under construction (Newport in Victoria and Belrose in NSW)
  - 46 homes are owned freehold with the remaining four leased
- Japara has a further greenfield development portfolio comprising:
  - Four owned sites (three with Development Approval) offering the opportunity for new Home developments
  - Two further regions where licenses are held and sites are being sourced
- Japara also has a number of brownfield development opportunities
- Japara's seniors living portfolio comprises a total of 180 independent living units and apartments co-located with five of our aged care homes
  - Three sites with land already owned are in planning for additional seniors living developments



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Appendix 2: Detailed Profit and Loss

	1H FY2021	1H FY2020	Change	
	$'000	$'000	%	$'000
Revenue				
Government care and accommodation funding	156,457	150,096	4.2%	6,361
Resident fees	56,230	56,940	(1.2)%	(710)
Other income	7,613	5,564	36.8%	2,049
Total revenue & other income	220,300	212,600	3.6%	7,700
Expenses				
Employee benefits expense	(170,685)	(150,792)	13.2%	(19,893)
Resident costs	(21,639)	(18,584)	16.4%	(3,055)
Other costs	(19,955)	(18,901)	5.6%	(1,054)
Total expenses	(212,279)	(188,277)	12.7%	(24,002)
EBITDA	8,021	24,323	(67.0)%	(16,302)
Depreciation and amortisation	(13,558)	(12,711)	6.7%	(847)
EBIT	(5,537)	11,612	(147.7)%	(17,149)
Net finance costs	(4,062)	(3,780)	7.5%	(282)
Income tax expense	86	(2,408)	*NA*	2,494
NPAT[1]	(9,513)	5,424	(275.4)%	(14,937)

1. Profit attributable to members of the Group

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Appendix 3: Detailed Cash Flow Statement

	1H FY2021 $'000	1H FY2020 $'000
Cash flows from operating activities:		
Receipts from customers	220,811	206,221
Government advance funding	24,112	24,354
Payments to suppliers and employees	(219,252)	(196,363)
Income taxes paid	(793)	(4,113)
Interest received	-	166
Finance costs paid	(2,606)	(3,962)
Proceeds from RADs & ILU resident loans	95,045	120,895
Repayment of RADs/accommodation bonds & ILU resident loans	(92,597)	(87,491)
Net cash provided by operating activities	24,720	59,707
Cash flows from investing activities:		
Purchase of land & buildings	(436)	(16,611)
Proceeds from sale of land & buildings	920	2,007
Purchase of plant and equipment	(2,988)	(4,008)
Capital works in progress	(38,426)	(37,034)
Net cash used in investing activities	(40,930)	(55,646)
Cash flows from financing activities:		
Dividends paid	-	(8,952)
Net proceeds from bank borrowings	20,500	25,250
Repayment of lease liabilities	(1,084)	(1,339)
Net cash provided by financing activities	19,416	14,959
Net increase in cash and cash equivalents held	3,206	19,020
Cash and cash equivalents at beginning of the half year	48,286	31,472
Cash and cash equivalents at end of the half year	51,492	50,492

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Appendix 4: Balance Sheet

	31 December 20 $'000	30 June 20 $'000
Assets		
Current assets		
Cash	51,492	48,286
Trade and other receivables	13,094	15,326
Non-current assets held for sale	2,512	2,261
Current tax receivable	2,263	1,860
Other assets	13,104	3,681
Total current assets	**82,465**	**71,414**
Non-current assets		
Trade and other receivables	2,492	2,574
Property, plant and equipment	863,147	833,202
Right-of-use assets	28,741	30,140
Investment property	48,925	48,925
Intangible assets	265,761	265,761
Total non-current assets	**1,209,066**	**1,180,602**
Total assets	**1,291,531**	**1,252,016**
Liabilities		
Current liabilities		
Trade payables and other liabilities	35,142	34,104
Other deferred income	24,112	-
Loans and borrowings	57,500	58,250
Other financial liabilities	612,157	609,526
Employee provisions	44,378	42,954
Lease liabilities	2,502	2,338
Total current liabilities	**775,791**	**747,172**
Non-current liabilities		
Loans and borrowings	202,000	180,750
Deferred tax liabilities	60,612	61,090
Employee provisions	6,129	5,608
Other financial liabilities	4,833	5,039
Lease liabilities	28,142	29,390
Total non-current liabilities	**301,716**	**281,877**
Total liabilities	**1,077,507**	**1,029,049**
Net assets	**214,024**	**222,967**
Equity		
Issued capital	524,658	524,285
Share based payment reserve	28	304
Hedging reserve	(4,566)	(5,039)
Retained earnings	(306,096)	(296,583)
Total equity	**214,024**	**222,967**

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Appendix 5: Non-recurring earnings reconciliation

	H1 FY21 $m	H1 FY20 $m
Non recurring items		
Profit on sale of surplus bed licences	-	4.6
Profit on sale of land	0.1	0.7
Royal Commission costs	(0.4)	(1.1)
Greenfields start-up losses	(0.9)	(1.0)
Redundancies / restructuring	(0.4)	-
COVID-19 outbreak costs incurred	(7.0)	-
COVID-19 outbreak grants recognised	1.6	-
Total	**(7.0)**	**3.2**

Appendix 6: Portfolio Metrics

	As at 31 Dec 2020		As at 31 Dec 2019		Change
Resident mix					
Concessional	1,718	44%	1,728	43%	(0.6)%
RAD	1,004	26%	1,116	28%	(10.1)%
DAP	613	16%	626	15%	(2.1)%
Combination	392	10%	392	10%	(0.1)%
Pre-reform high-care places	16	0%	20	0%	(20.0)%
Respite	130	3%	155	4%	(16.1)%
TCP / Other	27	1%	17	0%	58.8%
Total residents	3,900	100%	4,055	100%	(3.8)%
Staffing					
Number of staff (including part time and casuals)	5,705		5,869		(2.8)%
Places					
Operational places	4,479		4,384		2.2%
Non-operational places	501		541		(7.4)%
Provisional ACAR allocations	725		780		(7.1)%
Total places	5,705		5,705		0.0%
Places (metro/major regional, regional split)					
Metro/major regional	4,568	80%	4,548	80%	0.4%
Regional	1,137	20%	1,157	20%	(0.4)%
Total places	5,705	100%	5,705	100%	0.0%
Geographic spread (operational places)					
VIC	67%		65%		
NSW	12%		14%		
QLD	9%		9%		
SA	7%		7%		
TAS	5%		5%		
Total	100%		100%		
Funded bed days	719,674		728,723		(1.2)%

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Appendix 7: Developments update

Significant greenfield & brownfield aged care development program comprising 628 new places and additional seniors living development opportunities

Greenfield developments	Program status	Total new places	Net new places	Estimated resident admission
Newport (Melbourne)	Complete	120	120	2H FY2021
Belrose (Sydney)	Construction	102	102	2H FY2021
Mitchelton (Brisbane)	Tendered (on hold)	106	106	TBC
Lysterfield (Melbourne)	Tendered (on hold)	90	90	TBC
Hope Island (Gold Coast)	Town planning	115	115	TBC
Total		**533**	**533**	

Brownfield developments	Program status	Total new places	Net new places	Estimated resident admission
Lower Plenty Gardens (Melbourne)	Tender	50	30	FY2022 / 23
Kelaston (Ballarat)	Tender	27	27	FY2022 / 23
Brighton (Adelaide)	Tendered (on hold)	52	38	FY2022 / 23
Total		**129**	**95**	

Seniors living / co-located care developments	Program status	Total new units	Net new Aged Care places	Estimated stage 1 completion
Mt Eliza (Melbourne)	Town planning	95	0	FY2022 / 23
Launceston	Concept design	120	0	NA
Brighton (Melbourne)	Town planning	95	8	NA
Total		**310**	**8**	

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