



Estia Health Limited ACN 160 986 201

Scheme booklet and notice of scheme meeting

Dear Shareholder,

Background

On 7 August 2023, Estia Health Limited ACN 160 986 201 (**Estia Health**) announced that it had entered into a scheme implementation agreement with Firebird BidCo Pty Ltd ACN 669 884 824 (**Bidder**), under which it is proposed that the Bidder would acquire 100% of the issued share capital of Estia Health (**Estia Health Shares**) by way of a scheme of arrangement (**Scheme**). The Bidder is a wholly-owned subsidiary of Firebird HoldCo Pty Ltd, which itself is indirectly wholly-owned by Bain Capital Asia Fund V, LP, a Cayman Islands limited partnership, which is managed by Bain Capital Investors, LLC, an entity advised by US-based private equity firm, Bain Capital Private Equity, LP.

This email is being sent to you because you are shown on the register of shareholders of Estia Health as holding Estia Health Shares and you have elected to receive shareholder communications from Estia Health via email.

If you have recently sold all of your Estia Health Shares, please disregard this email.

Scheme booklet for the Scheme

Estia Health has prepared a scheme booklet in connection with the Scheme (**Scheme Booklet**). A copy of the Scheme Booklet is now available for your consideration. Unless otherwise defined, capitalised terms used in this email have the meaning given to them in the Scheme Booklet.

Estia Health informs you that the Scheme can only proceed if it is approved by the requisite majority of the holders of Estia Health Shares (**Estia Health Shareholders**) and by the Court. The Scheme Booklet includes information relevant to your decision as a Estia Health Shareholder whether to approve the Scheme as well as notice of meeting to consider the approval of the Scheme (**Notice of Scheme Meeting**).

To view a copy of the Scheme Booklet, which includes the Notice of Scheme Meeting, please click <https://investors.estiahealth.com.au/investor-centre/>.

If you wish to receive a printed copy of the Scheme Booklet, you may request one by contacting the Estia

Health Shareholder Information Line on 1300 038 212 (within Australia) or +61 2 9066 4052 (outside Australia) Monday to Friday between 8.30am and 5.30pm (AEDT).

We recommend that you read the Scheme Booklet and Notice of Scheme Meeting (which is included in the Scheme Booklet) in its entirety before deciding how to vote in person or by proxy at the Scheme Meeting. We also encourage you to seek independent financial, legal and taxation advice before making any investment decision in relation to your Estia Health Shares.

The Scheme Booklet is important and requires your prompt attention.

Meeting to approve the Scheme

The meeting to approve the Scheme (**Scheme Meeting**) will be held in person at the offices of Thomson Geer, Level 14, 60 Martin Place, Sydney NSW 2000 on Wednesday, 15 November 2023, commencing at 9.00am (AEDT). Details of how to attend the Scheme Meeting are set out in Section 4 of the Scheme Booklet.

How to appoint your proxy to vote on your behalf

You may vote on the items of business to be considered at the Scheme Meeting either by attending the Scheme Meeting in person or by appointing a proxy to vote on your behalf by completing a proxy form online through Link Market Services Limited.

To appoint a representative or the Chairperson as your proxy, click on the personalised link below, enter your postcode to log in and direct your proxy how to vote at the Scheme Meeting.

<Personalised Proxy Link>

Proxy appointments submitted through this site must be received by **9.00am (AEDT) on Monday, 13 November 2023***.

Alternatively, if you are having trouble accessing the above site, copy and paste the following web address into your browser:

www.linkmarketservices.com.au

* The dates and times above are indicative only and any changes will be announced through ASX and notified on Estia Health's website at <https://investors.estiahealth.com.au/investor-centre/?page=my-shareholding>.

If you have any questions, please call 1300 038 212 (within Australia) or +61 2 9066 4052 (outside Australia) Monday to Friday between 8.30am and 5.30pm (AEDT).

Yours faithfully,

Dr Gary Weiss AM
Chair of the Board
Estia Health Limited