

24 August 2017

The Manager
ASX Announcements Office
Australian Securities Exchange
20 Bridge Street,
Sydney, NSW, 2000

Via ASX online

Dear Sir or Madam

Estia Health Limited Financial Reports and Appendix 4E for the full-year ended 30 June 2017.

In accordance with the Listing Rules, I enclose an Appendix 4E for immediate release.

The following associated documents will be provided separately for lodgement:

- Media Release;
- Investor Presentation;
- Financial Report; and
- Appendix 3A.1

Yours faithfully



Suzy Watson

Company Secretary

Appendix 4E

Estia Health Limited

Results for announcement to the market Preliminary final report for the year ended 30 June 2017¹

	Increase / (Decrease)	30 June 2017 \$'000	30 June 2016 \$'000	Change %
Revenue from ordinary activities		524,630	442,821	
Other income		1,037	3,689	
Total revenue and other income from ordinary activities	Increase	525,667	446,510	17.7
Profit before interest and tax	Increase	68,677	53,787	27.7
Profit from ordinary activities after tax attributable to members	Increase	40,698	27,640	47.2
		30 June 2017 (cents)	30 June 2016 (cents)	Change %
Basic earnings per share		18.2	15.1	20.5
Diluted earnings per share		18.0	15.1	19.2
Net tangible asset backing per ordinary share		(63.7)	(166.2)*	61.7

Net tangible assets deducts goodwill, bed licences and other intangible assets and adds back net deferred tax liabilities.

*The net tangible assets as at 30 June 2016 includes a restatement to certain balances in the consolidated statement of financial position. Refer to the 2017 Financial Report for further information regarding the restatement.

Dividend information

Dividend	2017 cents	2016 cents	Change %
Interim dividend (2016 interim: fully franked)	-	12.8	(100)
Final dividend – fully franked (2016 final: fully franked)	8.0	12.8	(37.5)

Final Dividend Dates

Ex-dividend date	7 September 2017
Record date	8 September 2017
Payment date	29 September 2017

The Dividend Reinvestment Plan will not operate in respect to this dividend.

Further Information

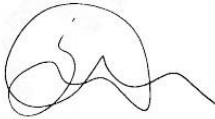
Commentary on the results for the period can be found in the attached 30 June 2017 full-year Directors' Report. Additional ASX Appendix 4E (Listing Rule 4.3A) disclosures can be found in the 2017 Financial Report lodged separately from this document. This document should be read in conjunction with the 2017 Financial Report which has been audited by Ernst & Young, with an unqualified audit opinion, and any public announcements made in the period by EHE in accordance with the continuous disclosure requirements of the Corporations Act 2001 and ASX Listing Rules.

Changes in controlled entities

The Parent company did not acquire or dispose of any entities during the year.

¹ Previous corresponding period being the year ended 30 June 2016

Cross reference index for other disclosures included in the 2017 Financial Report	Page
Directors' Report	3
Consolidated statement of profit or loss and other comprehensive income	27
Consolidated statement of financial position	28
Consolidated statement of changes in equity	29
Consolidated statement of cash flows	30
Notes to the financial statements	31
Auditor's Report	77



Suzy Watson

Company Secretary

24 August 2017