

# COMPLETED ACQUISITIONS BY WELLTOWER INC OF MULTIPLE CARE HOMES MANAGED BY BARCHESTER, HC-ONE, ARIA CARE (INCLUDING ASPREY) AND DANFORTH CARE

9 March 2026

## NOTICE UNDER PARAGRAPH (B) OF THE DEFINITION OF 'INITIAL PERIOD' IN SECTION 34ZA(3) OF THE ENTERPRISE ACT 2002 (THE ACT) PUBLISHED PURSUANT TO SECTION 107(1)(AB) OF THE ACT

The Competition and Markets Authority (**CMA**) hereby gives notice pursuant to paragraph (b) of the definition of 'initial period' in section 34ZA(3) of the Enterprise Act 2002 (the **Act**) that it has sufficient information in relation to each of the completed acquisitions by Welltower Inc. of multiple care homes managed by Barchester, HC-One, Aria Care (including Asprey) and Danforth Care, including the entities listed in Annex 1 (each a Merger and, together, the **Mergers**) to enable it to begin an investigation for the purposes of deciding whether to make a reference for a phase 2 investigation. As part of this investigation, the CMA is also investigating whether the above arrangements give rise to relevant merger situations between Care UK Care Services Limited and Aria Care (either on their own or together with Welltower Inc.) and between Apex Healthcare Properties and HC-One (either on their own or together with Welltower Inc.).

The initial period defined in section 34ZA(3) of the Act in relation to the Mergers will therefore all commence on the first working day after the date of this notice, ie on 10 March 2026. The end of the initial period and the deadline for the CMA to announce its decision whether to refer any or all of the Mergers for a Phase 2 investigation(s) is therefore 8 May 2026.

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## **Annex 1 to commencement notice**

1. In relation to the HC-One Transaction:
  - (a) HC One Topco Ltd (Cayman Islands), and its subsidiaries;
  - (b) HC One Ltd (UK), and its subsidiaries;
  - (c) HC One No.1 Ltd (UK);
  - (d) HC One No.2 Ltd (UK);
  - (e) HC One No.5 Ltd (UK);
  - (f) Ideal Carehomes Ltd (UK), and its subsidiaries;
  - (g) Ideal Carehomes (2) Ltd (UK);
  - (h) Ideal Carehomes (5) Ltd (UK);
  - (i) Ideal Carehomes (4) Ltd (UK).
  
2. In relation to the Barchester Transaction:
  - (a) Scarborough Hall Ltd (UK);
  - (b) Barchester Holdco Jersey Ltd (Jersey), and its subsidiaries;
  - (c) Worplesdon View 2016 Ltd (UK), and its subsidiaries;
  - (d) Barchester Propco Two Ltd (UK), and its subsidiaries;
  - (e) Barchester Holdco Ltd (UK);
  - (f) GCH (One) Ltd (Jersey);
  - (g) Wadhurst Manor 2015 Ltd (UK);
  - (h) GCH (Two) Ltd (Jersey);
  - (i) Juniper House 2015 Ltd (UK);
  - (j) GCH (Four) Ltd (Jersey);
  - (k) Oak Grange 2015 Ltd (UK);
  - (l) GCH (Three) Ltd (Jersey);
  - (m) Marnel Park 2016 Ltd (UK);

- (n) GCH (Five) Ltd (Jersey);
- (o) GCH (Six) Ltd (Jersey);
- (p) Barchester Propco (Maidstone Two) Ltd (UK);
- (q) Deeping Care Home Ltd (UK);
- (r) GCD (Balsall) Ltd (Jersey);
- (s) Barchester Propco (Ltd) (UK);
- (t) GCD (Hopton) Ltd (Jersey);
- (u) Barchester Propco 2019 Ltd (UK);
- (v) GCD (Newark) Ltd (Jersey);
- (w) GJP Southport Ltd (UK);
- (x) GCD (Lymm) Ltd (Jersey);
- (y) Burton Waters Care Home Ltd (UK);
- (z) Barchester Propco Jersey Ltd (Jersey);
- (aa) Tewkesbury Care Home Ltd (UK);
- (bb) GCD (Saltford) Ltd (Jersey);
- (cc) Barchester Propco Hellens Ltd (UK);

3. In relation to the Danforth Transaction:

- (a) Willhow Carehomes Topco Limited (UK) and its subsidiaries.

4. In relation to the Aria Transaction:

- (a) Farehom OpCo Limited (UK);
- (b) Orpington Opco Limited (UK);
- (c) Asprey Healthcare Limited (CQC Registrant) (UK);
- (d) AriaNL CHD HoldCo Ltd (Jersey), and its subsidiaries;
- (e) Asprey HoldCo One (UK) Limited (UK), and its subsidiaries;
- (f) Aria Holdco Three (UK) Ltd (UK), and its subsidiaries;

(g) Aria Operations MB Ltd (UK), and its subsidiaries.