

Announcement

12 February 2025

Australian Unity Healthcare Property Trust (Trust) – ARSN 092 755 318

Property divestments

On 9 December 2024, the Trust completed the sale of a residential property located at 18 Lorraine Avenue, Padstow Heights for \$1.7 million (excluding selling costs). The property formed part of the Infinite Care Southhaven Aged Care Facility and was no longer required by the tenant.

On 16 December 2024, the Trust completed the sale of Hunters Hill Private Hospital for \$28.0 million (excluding selling costs).

On 17 January 2025, the Trust settled the divestment of 310 Selby Street North, Osborne Park, Western Australia for \$47.0 million (excluding selling costs).

On 21 January 2025, the Trust settled the divestment of Constitution Hill Aged Care Facility, Northmead, New South Wales for \$23.25 million (excluding selling costs).

On 24 January 2025, the Trust settled the divestment of 7 Queensbury Road, Padstow Heights, New South Wales for \$2.55 million (excluding selling costs).

On 30 January 2025, the Trust settled the divestment of 9 Queensbury Road, Padstow Heights, New South Wales for \$1.16 million (excluding selling costs).

Proceeds will be used to reduce borrowings in the short term.

Trust borrowing details

As of 6 February 2025, the Trust's gearing ratio was 39.13% and the Trust's gross assets value stood at \$3.44 billion, with total borrowings of \$1.36 billion.

More information

We regularly provide up to date information about the Trust, including quarterly Trust Updates and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, Trust diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Documents' section of this website or contact Investor Services on 1300 997 774 or +61 3 9616 8687 for copies of the Trust Update.

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