Announcement

22 October 2026

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

Continuous Disclosure Notice: Moody's credit rating changes

On 15 October 2026 Moody's Ratings announced that changes to the credit ratings applying to the Trust and the Trust's senior unsecured medium-term note (MTN) program were downgraded (from Baa3 to Ba1 with a negative outlook).

The ratings relate to the Trust's credit profile and its ability to meet its financial obligations. It is not a rating of the Trust's units, an assessment of the value of an investor's units, or a recommendation to acquire, hold or withdraw from the Trust.

Possible effect on investors

The downgraded rating may affect the availability, terms or cost of future debt funding for the Trust, which may, in the future, result in increased costs to the Trust, which may adversely affect the returns or distributions on the Trust's units.

The Trust's gearing as at 30 September 2026 was 39.7%, a reduction from the 30 June 2026 gearing of 44.7%, primarily due to the divestments. Further the Trust also refinanced $330 million of debt during September 2026 quarter.

About Moody's ratings and publications

The Moody's credit rating and publication were prepared for wholesale market participants and are not intended for use by retail investors. This announcement does not reproduce or provide the Moody's publication to retail investors. It informs investors of the rating action and explains the possible effect on investors in the Trust. Moody's expressly states in its announcement that its ratings and publications are not intended for retail investor use.

More Information

We regularly provide up to date information about the Trust, including quarterly Fund Updates, RG46 portfolio information and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, Trust diversification, valuations, 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.

Important Information

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