

Announcement

19 January 2026

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

December 2025 property revaluations

In December 2025, 37 of the Trust's properties were independently valued with an aggregate net reduction of \$9.46 million compared to the properties' book value immediately prior to valuation.

The reduction was primarily driven by the Trust's South Australian land bank (1 North Terrace, Adelaide SA) as a result of updated market evidence for comparable land parcels. This reduction was partially offset by increases in valuations for other properties due to lease renewals or increases in rental income.

As at 22 December 2025, 89.2%⁽¹⁾ of the Trust's properties have been independently valued within the last six months and we will continue to update valuations as appropriate.

Material valuation changes include:

1 North Terrace, Adelaide SA: The reduction in value is primarily attributable to updated market evidence for comparable land parcels.

15 Butterfield Street, Herston QLD: The reduction in value is primarily attributable to the lease expiry falling within 24 months and as a result impacting the valuation.

Brisbane Waters Private Hospital, Woy Woy NSW: The reduction in value is primarily attributable to the softening of the capitalisation rate offset by an increase in rental income.

Infinite Care Edge Hill Orchards, Manoorra QLD: The increase in value is primarily attributable to an increase in rental income.

Figtree Private Hospital, Figtree NSW: The increase in value is primarily attributable to an increase in rental income.

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Key revaluation details

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to prior valuation
1 North Terrace, Adelaide SA (Newmarket)	\$45,500,000	\$46,659,662	\$37,000,000	N/A	N/A	(\$9,659,662)	(\$8,500,000)
15 Butterfield Street, Herston QLD	\$105,000,000	\$105,347,999	\$100,500,000	6.50%	6.50%	(\$4,847,999)	(\$4,500,000)
Brisbane Waters Private Hospital, Woy Woy NSW	\$74,200,000	\$74,718,611	\$73,300,000	5.25%	5.50%	(\$1,418,611)	(\$900,000)
Infinite Care Edge Hill Orchards, Manoorra QLD	\$35,400,000	\$35,456,510	\$36,500,000	6.50%	6.50%	\$1,043,490	\$1,100,000
Figtree Private Hospital, Figtree NSW	\$26,500,000	\$26,538,300	\$27,500,000	5.50%	5.50%	\$961,700	\$1,000,000
Other (12 properties)	\$328,640,000	\$332,475,875	\$335,700,000	N/A	N/A	\$3,224,125	\$7,060,000
Portfolio Revaluation – excluding ACPT²	\$615,240,000	\$621,196,957	\$610,500,000	5.57%	5.71%	(\$10,696,957)	(\$4,740,000)
ACPT Portfolio Revaluation	\$454,650,000	\$455,110,892	\$456,350,000	5.96%	6.10%	\$1,239,108	\$1,700,000

¹ By value.

² HPT owns a sub trust called Aged Care Property Trust (ACPT) and all of the 20 properties in ACPT have been revalued.

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

Important information

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