

Australian Unity Healthcare Property Trust

ARSN 092 755 318

Announcement – 22 January 2015

Settlement of 103 and 105 Herbert Street, Mornington, VIC

We are pleased to advise that the acquisition of two properties located at 103 and 105 Herbert Street, Mornington, VIC for \$0.490 million (excluding transaction costs) each, settled on 15 January 2015.

The residential properties sit on adjacent land to the Beleura Private Hospital, Mornington, VIC. The properties will be developed in the long-term.

The Trust's gearing ratio after settlement was 11.41% and the Trust's gross assets stood at \$635.64 million, with total borrowings of \$72.56 million as at 15 January 2015.

For more information

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

Please refer to the 'Quick Links' sections of this website or contact Investor Services on **13 29 39** for copies of these documents.

Notice issued by:

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Notice applicable to:

Australian Unity Healthcare Property Trust Retail Units	AUS0102AU
Australian Unity Healthcare Property Trust Wholesale Units	AUS0112AU
Australian Unity Healthcare Property Trust Class A Units	AUS0037AU