

Australian Unity Healthcare Property Trust

ARSN 092 755 318

Announcement – 16 April 2015

Settlement of 12 Jarrett Street, North Gosford, NSW

We are pleased to advise that the acquisition of the property located at 12 Jarrett Street, North Gosford, NSW for \$13.07 million (excluding transaction costs) settled on 2 April 2015.

The property is a two-level medical centre, including a café, over 2,266 square metres, with two basement levels of car parking with 81 spaces. It adjoins Gosford Private Hospital.

The medical centre is strata-titled, with the Trust acquiring 11 of the 14 medical suites, which will be used as consulting suites for surgeons. Its anchor tenant is Sonic Healthcare.

The purchase is consistent with the Trust's stated strategy of growing the portfolio through the acquisition of properties and the enhancement of existing properties as appropriate. The property purchase was funded from cash reserves.

The Trust's gearing ratio after settlement was 10.59% and the Trust's gross assets stood at \$684.81 million, with total borrowings of \$72.56 million as at 2 April 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:

Australian Unity Funds Management Limited
ABN 60 071 497 115, AFS Licence No 234454
114 Albert Road, South Melbourne VIC 3205
Investor Services 13 29 39
Adviser Services 1800 649 033
australianunityinvestments.com.au

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