

Australian Unity Healthcare Property Trust

ARSN 092 755 318

Announcement – 24 December 2015

Acquisition and settlement of three assets

The Australian Unity Healthcare Property Trust has entered into a strategic partnership with an ASX-listed entity that is expected to provide the Australian Unity Healthcare Property Trust with access to a future pipeline of new asset and development opportunities.

The first of these transactions, which settled on 23 December 2015, involved the acquisition of three assets for \$22.3 million. These properties form the initial portfolio of a new trust. The new trust is a wholly owned sub trust of the Australian Unity Healthcare Property Trust. Australian Unity Investment Management Administration Pty Ltd will act as trustee for the new trust.

Two of the properties are located in Richmond, Victoria, and one is located in Corrimal, New South Wales. They comprise one established healthcare centre and two development sites.

The first Richmond acquisition was purchased for \$13,433,845. It is an existing freehold property at 84-88 Bridge Road, known as the HIS Diagnostic Imaging Centre. The property is immediately opposite Epworth Richmond Hospital, at the core of an established healthcare precinct with good transport connections. The centre comprises approximately 1,124 sqm of net lettable area with 21 car parking spaces.

The second Richmond acquisition is an adjoining property at 80-82 Bridge Road. It was purchased for \$5,500,000 with plans for redevelopment as a specialist consulting centre and will be known as the HIS Specialist Centre. The property comprises three lots over a site of 945 sqm. These lots will be amalgamated and redeveloped into a specialist consulting centre that will sit alongside the HIS Diagnostic Imaging Centre. Upon completion it will comprise 1,222 sqm of net lettable area.

The Richmond properties will be wholly leased for an initial 15-year term.

The third acquisition located at 46-50 Underwood St in Corrimal was purchased for \$3,350,000. The site is within 200 metres of Stockland Shopping Centre and Corrimal Park Mall and is zoned for the construction of a new medical centre. The new medical centre will provide for approximately 1,446 sqm of net lettable area.

The Corrimal property will be leased for an initial 15-year term from practical completion of the development.

The property acquisitions were funded from the cash reserves of the Australian Unity Healthcare Property Trust.

The Australian Unity Healthcare Property Trust's gearing ratio after settlement was 6.18% and the gross assets stood at \$808.83 million, with total borrowings of \$50.00 million as at 23 December 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