

ANNOUNCEMENT

Tuesday, 12 April 2016



Australian Unity Healthcare Property Trust – ARSN 092 755 318

Acquisition and settlement of 15 Butterfield Street, Herston, QLD

We are pleased to advise that on 11 April 2016 the Australian Unity Healthcare Property Trust (Trust) completed the acquisition and settlement of the property located at 15 Butterfield Street, Herston, QLD for approximately \$81.47 million (excluding transaction costs).

The property is located opposite the Royal Brisbane and Women's Hospital and has a lettable area of 11,253 square metres. It is 98% occupied by Queensland Health.

The purchase is consistent with the Trust's stated strategy of growing the portfolio through the acquisition of properties. It will enhance the Trust's geographic and tenant diversification. The acquisition was funded from the debt facility and cash reserves of the Trust.

At 8 April 2016 the Trust's gearing ratio was 15.31% and the gross assets stood at \$950.24 million, with total borrowings of \$145.50 million.

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.

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