

ANNOUNCEMENT

Tuesday, 21 June 2016



Australian Unity Healthcare Property Trust – ARSN 092 755 318

Property revaluation

The Trust's Constitution Hill Aged Care facility located at Northmead, NSW was independently valued during June 2016, with a net increase of \$0.25 million or 1.39% from the property's [book value](#) immediately prior to valuation. The uplift was largely attributable to an increase in the valuer's market rental assumption. The capitalisation rate remained steady at 8.00%.

Valuation details:

Property	Pre-valuation book value	New independent valuation	Previous capitalisation rate (%)	New capitalisation rate (%)	Variance to book value	Variance to book value (%)
Constitution Hill Aged Care, Northmead, NSW	\$18,050,000	\$18,300,000	8.00%	8.00%	\$250,000	1.39%

At 17 June 2016 the Trust's gearing ratio was 18.66% and the gross assets stood at \$1,047.80 million, with total borrowings of \$195.50 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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Page 1 of 1