

Announcement

14 November 2016



Australian Unity Healthcare Property Trust – ARSN 092 755 318

Hedging restructure - Interest rate swaps

We are pleased to announce that we have taken advantage of historically low interest rates and the Trust's strong financial position to reintroduce the Trust's interest rate hedge at favourable terms. The Trust has entered into \$150 million of interest rate swaps, for a term of 5-years. This takes the percentage of borrowings hedged from 0% as at 30 September 2016 to 58% as at 4 November 2016.

The borrowing facility interest rate (inclusive of borrowing margin, line fees and interest rate hedges) decreased slightly from 3.37% to 3.36% as a result of the transaction.

Given the relative attractiveness of 5-year fixed rates, we believe the 5-year interest rate swaps entered into, are appropriate and provide a degree of certainty, by hedging Trust's debt costs. In addition, the interest rate hedge provides partial protection for the Trust, should interest rates rise in the future.

More information

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

Please refer to the 'Trust information' section of this website or contact Investor Services on 13 29 39 for copies of the Fund Update.

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Applicable to ARSN 092 755 318

Retail Units AUS0102AU

Wholesale Units AUS0112AU

Class A Units AUS0037AU