

Announcement

12 July 2017

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Property acquisition

We are pleased to advise that the Australian Unity Healthcare Property Trust (Trust) has acquired the Sunshine Private Medical Centre and Western Day Surgery and adjoining development land in Melbourne, Victoria for a price of \$33 million (excluding transaction costs). Settlement occurred on 10 July 2017.

The Sunshine Private Medical Centre and Western Day Surgery was acquired for \$20 million and has a net lettable area of 2,452 square metres. It has initial net property income of \$1.376 million a year, which represents a yield of 6.88%. The building is over three levels and has associated car parking at ground level. Key tenants include Sunshine Private Day Surgery, Sonic Healthcare (Melbourne Pathology), Monash IVF, Fresenius Medical Care and the Royal Children's Hospital.

In addition, four adjoining properties, with an existing Planning Permit for a 150 bed Private Hospital in place, were acquired for \$13 million. Market studies show there is excess demand for a 150 bed Private Hospital in this location. Planning for the new private hospital and sourcing of an operator has commenced.

This purchase is consistent with the Trust's stated strategy to grow the property portfolio through the acquisition of new properties and development. Funding for the property was sourced through a combination of debt and cash reserves.

As at 11 July 2017 the Trust's gearing ratio was 15.80% and the gross assets stood at \$1.237 billion, with total borrowings of \$195.50 million.

More information

We regularly provide up to date information about the Trust, including quarterly 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 Australian Unity Healthcare Property Trust

Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU