

# Announcement

5 October 2020

## Australian Unity Healthcare Property Trust (Trust) – ARSN 092 755 318

### October 2020 Property Valuations and settlement of acquisition:

**STARS, Herston, QLD** – We are pleased to advise the development of STARS has reached technical completion stage. Accordingly, we have sought an independent valuation of the property. The property's value increased by \$26.09 million or 6.3% from the book value prior to valuation and \$69.0 million or 18.6% from the previous independent valuation.

The increase in valuation is primarily due to development expenditure and the capitalisation rate firming 25 basis points reflecting the development achieving technical completion stage and as a result STARS is now valued at \$440 million.

### Valuation details:

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
STARS, Herston, QLD	\$371,000,000	\$413,903,630	\$440,000,000	5.50%	5.25%	\$26,096,370	6.3%

### Acquisition of Victoria House Medical Centre, East Victoria Park, WA and 1A&B President Road, Kellyville, NSW

We are pleased to advise on 17 September 2020, the Trust acquired Victoria House Medical Centre, 734 Albany Highway, East Victoria Park, Western Australia for \$12.63 million (plus acquisition costs). The property comprises a two-storey medical centre which is fully leased to IPN Medical Centres Pty Ltd (a member of the Sonic Healthcare Group).

We also advise on 29 September 2020 the Trust also acquired properties at 1A and 1B President Road, Kellyville, New South Wales for \$4.05 million (plus acquisition costs). The site will be subject to future development.

### Trust borrowing details

As at 30 September 2020, the Trust's gearing ratio was 28.04% and the gross assets stood at \$2.32 billion with total borrowings of \$651.9 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.