

Announcement

22 December 2017

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Property revaluation

The Trust's The Valley Private Hospital located at Dandenong North, VIC was independently valued during December 2017, with a net increase of \$13.75 million or 12.77% from the property's book value immediately prior to valuation. The uplift was largely attributable to a reduction in the capitalisation rate from 6.50% to 6.00% following the completion of recent development works.

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
The Valley Private Hospital, Dandenong North, VIC	\$92,500,000	\$107,653,010	\$121,400,000	6.50%	6.00%	\$13,746,990	12.77%

As at 21 December 2017 the Trust's gearing ratio was 15.70% and the gross assets stood at \$1.595 billion, with total borrowings of \$250.50 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.

Australian Unity Funds Management Limited ABN 60 071 497 115 AFS Licence No. 234454

Address 114 Albert Road, South Melbourne VIC 3205 Investor Services T 13 29 39 Adviser Services T 1800 649 033

Website australianunity.com.au/wealth Email investments@australianunity.com.au

Applicable to Australian Unity Healthcare Property Trust

Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU Funding Units AUS4511AU