

Announcement

31 May 2018

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Property acquisitions and valuations

We are pleased to advise that the Australian Unity Healthcare Property Trust (Trust) acquired two additional properties during May 2018.

Property	Acquisition date	Settlement date	Settlement price ¹	Commentary
651 Pacific Highway, Kanwal, NSW	9 May 2018	9 May 2018	\$1,200,000	The property adjoins the site for the proposed Tuggerah Lakes Private Hospital which is intended to be used as part of the future expansion.
Herston Private Hospital (Stage 9), Herston, QLD	27 March 2018	24 May 2018	\$6,562,800	This leasehold site is proposed for the Herston Private Hospital.

¹ Excludes transaction costs and GST.

Eight of the Trust's properties were independently valued during May 2018, with a net increase of \$2.43 million or (0.82%) from the properties' book value immediately prior to valuation.

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
Brisbane Waters Private Hospital, Woy Woy, NSW	\$36,400,000	\$44,383,861	\$45,100,000	6.50%	6.50%	\$716,139	1.61%
3 Wiowera Street, Kanwal, NSW	\$470,000	\$539,039	\$490,000	n/a	n/a	(\$49,039)	(9.10%)
15 Dwyer Avenue, Woy Woy, NSW	\$715,000	\$766,388	\$725,000	n/a	n/a	(\$41,388)	(5.40%)
Peninsula Private Hospital, Langwarrin, VIC	\$146,350,000	\$146,363,435	\$147,500,000	6.00%	6.00%	\$1,136,565	0.78%
Manningham Medical Centre, Templestowe Lower, VIC	\$36,000,000	\$36,136,904	\$36,450,000	6.75%	6.75%	\$313,096	0.87%
Gosford Private Medical Centre, North Gosford, NSW	\$14,100,000	\$14,100,000	\$14,100,000	7.00%	7.00%	\$0	0%
8 Herbert Street, St Leonards, NSW	\$45,000,000	\$45,347,677	\$45,500,000	7.25%	7.00%	\$152,323	0.34%
Eureka Medical Centre, Ballarat, VIC	\$7,600,000	\$7,600,000	\$7,800,000	6.50%	6.25%	\$200,000	2.63%
Total	\$286,635,000	\$295,237,304	\$297,665,000			\$2,427,696	0.82%

As at 31 May 2018 the Trust's gearing ratio was 14.65% and the gross assets stood at \$1.547 billion, with total borrowings of \$226.60 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 Funding Units AUS4511AU