

Announcement

20 January 2020

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Acquisition of assets

On 19 December 2019, the Trust settled the acquisition of the following properties:

Address	Tenant	Acquisition price (\$m) ¹
Edge Hill Orchards, Aged Care Facility, 15 Oregon Street, Manoora, QLD	Infinite Care	29.09
Caravonica Aged Care Facility, 15-17 Lake Placid Road, Caravonica, QLD	Infinite Care	21.87
Edmonton Gardens Aged Care Facility, 1-15 Bruce Highway, Edmonton, QLD	Infinite Care	21.57

The settlement of the three acquisitions is the first of six acquisitions contracted with Infinite Care. We expect to make a further announcement in February 2020 after the remaining acquisitions are settled.

The purchases are consistent with the Trust's stated investment strategy to grow the property portfolio through the acquisition of properties.

Fit out loans

In addition to the properties purchased, as at 19 December 2019, the Trust also advanced loans totaling \$53.86 million to the tenant, Infinite Care, to assist with the fit out of the properties. These loans are repayable to the Trust in four years and are secured by the property's fittings and fixtures. Interest on the loans is payable to the Trust on a quarterly basis.

The loans have been made on commercial and arms' length basis.

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.

¹ Excluding transaction and other costs.