

Announcement

14 December 2017

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Sale and settlement of Wakefield Private Hospital, Wakefield, SA

We are pleased to advise that we have sold the Trust's Calvary Wakefield Private Hospital and Medical Centre for \$50 million. The sale which completed on 14 December 2017 was in excess of the property's current book value of \$40.19 million.

The current tenant Calvary Health Care is expected to vacate the property in July 2019, after their lease expires. The decision to sell the asset at this time was taken in the interest of investors and is expected to improve the Trust's weighted average lease expiry.

The proceeds of the sale will be used to reduce debt and put towards the Trust's development pipeline.

As at 13 December 2017 the Trust's gearing ratio was 16.65% and the gross assets stood at \$1.60 billion, with total borrowings of \$266.50 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 Funding Units AUS4511AU