

Announcement

16 March 2021

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Holding statement on a revised unsolicited proposal to acquire 100% of the units in AUHPT

Further to its earlier announcement dated 22 February 2021 and its letter to unitholders dated 26 February 2021, Australian Unity Funds Management Limited (AUFM), as responsible entity of the Australian Unity Healthcare Property Trust (AUHPT), announces that it has received a revised unsolicited proposal from NorthWest Healthcare Australia RE Limited and NorthWest Healthcare Properties Real Estate Investment Trust (NorthWest) to acquire 100% of the units in AUHPT at an effective price of approximately \$2.35 per wholesale unit (\$2.40 less quarterly and other distributions).

The proposal remains indicative, non-binding and subject to a number of conditions and a range of approvals, including completion of satisfactory due diligence and entry into a mutually agreed scheme implementation agreement.

The board of AUFM will assess the revised proposal and determine whether it is in the interests of AUHPT unitholders to engage with NorthWest. Unitholders do not need to take any action at this time and will be provided with further information shortly.

AUFM remains focused on managing AUHPT to deliver on its objective of continuing to provide its investors consistent and sustainable income returns, together with long-term capital growth. At the same time, AUHPT, with the support of Australian Unity, is enabling the creation and growth of vital social, healthcare and community facilities for the benefit of all Australians.

For more information contact our AUHPT unitholder information line on 1300 502 987 (Domestic) or +61 2 8022 7953 (International).

More information

We regularly provide up to date information about AUHPT, including quarterly updates and continuous disclosure information. These contain current information about AUHPT's gearing, interest cover, borrowings, AUHPT 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.