

Announcement

16 November 2022

Australian Unity Healthcare Property Trust (Trust) – ARSN 092 755 318

\$550 million debt refinance and property acquisitions

\$550 million debt refinance

We are pleased to advise that the Trust has successfully refinanced a shorter term \$250 million current liability due June 2023 and added an additional \$300 million in committed debt facilities following strong support and engagement from existing financiers. Following this refinancing activity, the Trust now has committed debt facilities totalling \$1.3 billion.

The additional \$300 million of debt capacity provides the Trust with committed capital to support its current pipeline of acquisitions and developments over the short and medium term. Following this prudent capital management activity, the Trust's weighted average tenor of debt facilities has been further increased and its earliest debt maturity is now May 2024.

Subject to market conditions, the Trust remains committed to further prudent capital management activities including accessing longer tenor debt capital markets to further diversify its capital sources and optimise the funding match for its long-term asset base and weighted average lease expiry.

Property acquisitions

On 26th September 2022, the Trust acquired 9-15 Old Heidelberg Road, Alphington, VIC for \$14.75 million (plus acquisition costs). The property comprises a purpose built aged care facility and two adjoining residential houses and has been acquired for healthcare related uses. The Trust will work through finalisation of detailed development plans over the next few months.

On 6th October 2022, the Trust acquired 133-139 Jannali Avenue, Sutherland, NSW for \$10.5 million (plus acquisition costs). The property comprises a purpose-built aged care facility and three adjoining residential houses and has been acquired for healthcare related uses. The Trust will work through finalisation of detailed development plans over the next few months.

On 28th October 2022, the Trust acquired Lot 7, Ipswich Medical Centre, 10 Churchill Street, Ipswich, Queensland for \$1.1 million (plus acquisition costs). The Trust already owned the balance of strata suites within the Ipswich Medical Centre. Acquisition of Lot 7 provides the Trust with full control over the property for future strategic initiatives. The suite is leased back to the vendor on a 3-year lease term.

Trust borrowing details

As of 31 October 2022, the Trust's gearing ratio was 23.1% and the gross assets stood at \$3.42 billion with total borrowings of \$799 million.

More information

We regularly provide up to date information about the Trust, including quarterly Trust 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 1300 997 774 or +61 3 9616 8687 for copies of the Trust Update.