

Announcement

4 July 2023

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

Withdrawal of PDS following successful capital raise

The recent capital raise has successfully completed effective 23 June 2023 and the Offer under the Product Disclosure Statement (PDS) dated 6 March 2023 is no longer available to be recommended or offered.

We thank investors for their continued support of the Trust.

June 2023 property acquisitions and settlements

During June, the following acquisitions and settlements took place, aligned with the Trust's strategy of investing in critical social and healthcare infrastructure, while delivering value for investors.

2 Coach Street, Cobblebank, VIC – On 15 June 2023, the Trust settled the acquisition for \$15m (plus acquisition costs). The 7.5-hectare site is located in Melbourne's outer western suburbs and sits next to the Cobblebank Railway Station and the new Melton Hospital project, which the Victorian Government expects to open in 2029. Pending development approval, the Healthcare Property Trust plans to develop the site to deliver a private hospital, allied healthcare, and retail facilities in a mixed-use town centre.

16 Gillon Court, St Albans, VIC – On 19 June 2023, the Trust settled the acquisition for \$1.3m (plus acquisition costs). The property has been earmarked for future expansion for the Sunshine Private Hospital and other proposed healthcare uses.

18 Nestor Drive, Meadowbank, QLD – On 23 June 2023, the Trust settled the acquisition for \$11.55m (plus acquisition costs). The site is directly opposite Logan Hospital, QLD. The property is targeted for development.

Divestment agreement for Herston Quarter Private Hospital, QLD

Further to information provided in the announcement dated 29 March 2023, on 30 June 2023, the Trust entered into a binding agreement to divest of its rights to develop Herston Quarter Private Hospital, QLD for \$13.0 million. Settlement is expected to occur in July 2023.

Trust borrowing details

As of 28 June 2023, the Trust's gearing ratio was 26.10% and the gross assets stood at \$3.97 billion with total borrowings of \$1.04 billion.

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.