

Announcement

13 July 2022

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

Property acquisitions and settlements

South Haven Aged Care Facility, 7-11 Queensbury Road, Padstow Heights, NSW – On 30 June 2022, the Trust settled the acquisition of the property for \$24.1 million (plus acquisition costs). The property comprises a 141 bed residential aged care facility which has been leased to Infinite Care Aged Care on a 25 year lease term.

Corio Medical Clinic, 1-9 & 11 Bacchus Marsh Road and 41 & 45 Georgia Grove, Corio, VIC – On 23 June, the Trust settled the acquisition of the Corio Medical Clinic and surrounding land for \$9.5 million (plus acquisition costs). The property is leased by a subsidiary of Betta Medical Pty Ltd, a national General Practice Clinic, and provides the potential for development upside over the longer term.

59 East Street, Ipswich, QLD – on 27 June 2022, the Trust settled the acquisition of the property for \$6.85 million (plus acquisition costs). The property is located adjacent to land owned and used by West Moreton Health. It is expected to provide an opportunity for the Trust to co-locate with, and leverage off, the local public health service. It is situated within a substantial and growing catchment area.

19 Buttercup Close, Meadowbrook, QLD – On 8 April 2022, the Trust settled the acquisition of the property for \$1.53 million (plus acquisition costs). The acquisition of the property is strategically relevant for proposed developments in the Meadowbrook area.

Trust borrowing details

As of 30 June 2022, the Trust's gearing ratio was 20.98% and the gross assets stood at \$3.32 billion¹ with total borrowings of \$697 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.

¹ The gross asset value at 30 June 2022 is an estimate, subject to final audit.