

# CONTINUOUS DISCLOSURE NOTICE

31 December 2014



## Australian Unity Healthcare Property Trust

The Australian Securities & Investments Commission (ASIC) requires responsible entities of unlisted property schemes in which retail investors invest to provide a statement addressing six benchmarks and eight disclosure principles. These benchmarks and disclosure principles are contained in ASIC Regulatory Guide 46: Unlisted property schemes – Improving disclosure for retail investors.

This document has been prepared by Australian Unity Funds Management Limited (AUFM) as the Responsible Entity of the Australian Unity Healthcare Property Trust (Trust) to update investors on the information relevant to the benchmark and disclosure principles. This document should be read in conjunction with the latest Annual Report for the Trust, available from our website [australianunityinvestments.com.au](http://australianunityinvestments.com.au). Alternatively, you can call us on 13 29 39 for a free copy.

This document is dated 31 December 2014 and was issued on 6 March 2015. The financial information in this document is extracted from the Trust's accounting and property management records as at 31 December 2014 and is based on unaudited financial records unless stated otherwise.

The Trust's composition and diversity will change over time as assets are acquired or disposed and tenancies are re-let.

### Gearing ratio and policy

#### Disclosure principle 1 – Gearing ratio

The gearing ratio of the Trust, calculated as total interest bearing liabilities divided by total assets, was 11.37% as at 31 December 2014 (21.32% as at 30 June 2014 based on the Fund's 30 June 2014 audited financial statements).

It shows the extent to which the Trust's total assets are funded by interest bearing liabilities and gives an indication of the potential risks investors face in terms of external liabilities that rank ahead of them.

Gearing magnifies the effect of gains and losses on an investment. A higher gearing ratio means greater magnification of gains and losses and generally greater volatility compared to a lower gearing ratio.

The gearing ratio above is calculated in accordance with the ASIC disclosure principles formula and is at a Trust level. The loan to valuation ratio (which is a measure of the borrowing facility amount drawn as a proportion of the value of assets under the borrowing facility security arrangement) is shown under the heading 'Trust borrowing'.

#### Benchmark 1 – Gearing policy

*The Responsible Entity maintains and complies with a written policy that governs the level of gearing at an individual credit facility (borrowing facility) level.*

The Trust meets this benchmark. AUFM monitors and manages the Trust's borrowings at an individual borrowing facility level on an ongoing basis in accordance with its Gearing and Interest Cover Policy. The Policy outlines record keeping, monitoring and reporting requirements.

The Trust has a single borrowing facility and generally operates within a gearing ratio range up to 50%. The maximum gearing ratio for the Trust under the Policy is 65%. These parameters may change from time to time.

The Trust continues to comply with AUFM's Gearing and Interest Cover Policy. For further information or to obtain a copy of the Policy please contact us.

### Interest cover ratio and policy

#### Disclosure principle 2 – Interest cover

The Trust's interest cover ratio for the 12 months to 31 December 2014 was 4.62 times (4.35 times for the 12 months to 30 June 2014 based on the Trust's audited financial statements).

Interest cover indicates the ability of the Trust to meet interest payments from earnings. It is an indicator of the Trust's financial health and is a key to assessing the sustainability of, and risks associated with, the Trust's level of borrowing. For example, an interest cover ratio of two times, means that the level of earnings is twice that of interest costs on borrowings, meaning that there is surplus earnings after interest payments which can be used to pay distributions to investors. An interest cover ratio

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### Australian Unity Healthcare Property Trust

of one times means that Trust earnings are only sufficient to pay interest on borrowings and any distributions would either need to be funded from investor capital or alternatively suspended.

Generally, the closer the Trust's interest cover ratio is to one, the higher is the risk of the Trust not being able to meet interest payments from earnings. To mitigate some of this risk, property fund managers may hedge against rises in interest rates to protect the Trust from higher interest costs. In addition, asset management strategies that attract high quality tenants on longer lease terms and tenant diversity aims to ensure that the Trust's level of earnings remains stable and predictable.

The interest cover ratio is calculated in accordance with the ASIC disclosure principles formula and is at a Trust level. The interest cover ratio relevant to the borrowing facility covenant is calculated differently from the ASIC formula and is shown under the heading 'Trust borrowing'.

#### Benchmark 2 - Interest cover policy

*The Responsible Entity maintains and complies with a written policy that governs the level of interest cover at an individual credit facility (borrowing facility) level.*

The Trust meets this benchmark. AUFM monitors and manages the Trust's interest cover at an individual borrowing facility level on an ongoing basis in accordance with its Gearing and Interest Cover Policy. The Policy outlines record keeping, monitoring and reporting requirements.

The minimum interest cover ratio for the Trust under the Policy is 1.25 times (calculated as net income divided by interest expense on borrowings). This calculation measure aligns with the Trust's borrowing facility covenant and is different from the calculation adopted by ASIC in Disclosure Principle 2.

The Trust continues to comply with AUFM's Gearing and Interest Cover Policy. For further information or to obtain a copy of the Policy please contact us.

## Trust borrowing

#### Disclosure Principle 3 - Scheme (Trust) borrowing

The Trust borrows to finance new and existing assets, to develop, refurbish and maintain those assets, and to provide liquidity for operating purposes and managing working capital.

Generally, interest costs relating to the borrowings will be met from the earnings of the Trust prior to the payment of distributions to investors.

The Trust has one borrowing facility that is secured by a number of the Trust's assets and is summarised in the following table:

Borrowing details	
Borrowing facility drawn amount	\$72.56 million
Borrowing facility limit	\$300.00 million
Borrowing facility maturity tranche 1 (\$150 million)	June 2016
Borrowing facility maturity tranche 2 (\$150 million)	June 2019
Borrowing facility Loan to Valuation Ratio covenant limit	50.00%
Trust Loan to Valuation Ratio calculated in accordance with borrowing facility definition	11.37%
Amount by which value of assets must decrease before a borrowing facility covenant is breached	72.00%
Borrowing facility Interest Cover Ratio covenant limit	1.75 times
Trust Interest Cover Ratio calculated in accordance with borrowing facility definition	5.26 times
Amount by which the operating cash flow must decrease before a borrowing facility covenant is breached	67.00%
Borrowing facility interest rate (inclusive of borrowing margin, line fees and interest rate hedges)	3.81% p.a.
% of borrowings hedged	0.00%
Weighted hedge expiry	0.00 years

The Trust is required to refinance \$150 million of its \$300 million facility by June 2016 with the remainder by June 2019. We are within the current lenders' covenant and facility limit requirements, and as such, are confident that the borrowing facility will be refinanced prior to maturity. With most refinancing activity there is a risk that the lenders may choose not to refinance the facility.

If this occurred, the Trust would need to find alternate lenders which may be more costly than the existing lenders. In extreme situations if the Trust cannot find alternate lenders, the Trust may lose value from selling assets in poor market conditions in order to repay the borrowed amount.

Our approach is to actively manage the Trust's borrowings in conjunction with the lenders to manage this risk.

To the best of AUFM's knowledge, there have been and are no breaches of loan covenants as at the date of this document.

All amounts owed to lenders and to other creditors will rank before each investor's interest in the Trust. The Trust's ability to pay interest, repay or refinance the amount owed upon maturity; and its ability to meet all loan covenants under its borrowing facility is material to its performance and ongoing viability.

There are no terms within the borrowing facility that may be invoked as a result of investors exercising their rights under the Trust's Constitution.

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## Australian Unity Healthcare Property Trust

### Interest capitalisation

#### Benchmark 3 - Interest capitalisation

*The interest expense of the Scheme is not capitalised.*

The Trust meets this benchmark. The interest expense of the Trust is not capitalised.

### Portfolio diversification

#### Disclosure Principle 4 - Portfolio diversification

The Trust invests predominantly in a diversified portfolio of healthcare property and related assets, including direct property, unlisted managed funds, listed REITs, property syndicates or companies that mainly hold healthcare property.

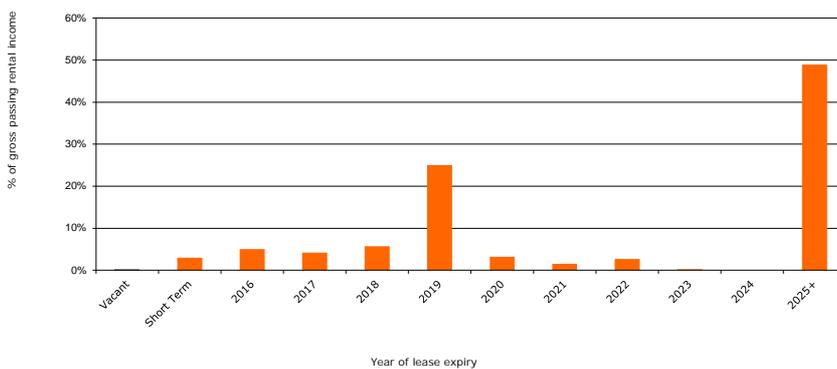
The Trust may also invest in similar international healthcare related assets in countries with healthcare systems and property markets with key attributes similar to Australia.

The Trust typically holds 75-95% of its assets in direct property and may hold up to 20% in listed or unlisted property investments. The balance of the Trust's assets is held in cash and similar investments.

In respect of Class A Units, typically 20% of the value of Class A Units is held separately in a special liquidity reserve. This level may fluctuate from time to time, depending on cash flows.

The liquidity reserve can be up to 30% of the Class A Units value. The liquidity reserve may also be invested in Listed REITs up to 15% of net asset value of Class A Units.

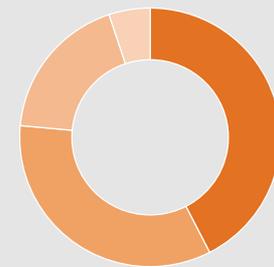
#### Lease expiry profile by income as at 31 December 2014



### Key portfolio statistics

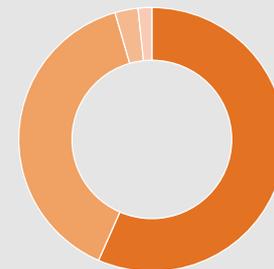
(as at 31 December 2014)

#### Geographic allocation by value



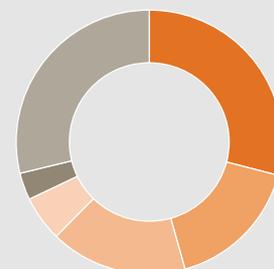
State	Assets	Value (%)
VIC	9 assets	42.45%
NSW	9 assets	34.00%
SA	7 assets	18.45%
QLD	3 assets	5.10%

#### Property sector diversity by value



Sector	Assets	Value (%)
Hospital	9 assets	56.56%
Medical Centre	12 assets	38.97%
Aged Care	1 asset	2.81%
Development Site	6 assets	1.66%

#### Top 5 tenants by income



Tenant	Income (%)
Ramsay Health Care	29.06%
Calvary Healthcare Adelaide	16.61%
Health Care Australia	16.66%
Stryker Australia	5.55%
Australian Unity Care Services	3.31%
Others (excluding vacancy)	28.81%

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## Australian Unity Healthcare Property Trust

### Portfolio composition as at 31 December 2014

Property details		Tenancy details				Valuation details <sup>1</sup>			
Address	Lettable area (square metres)	Major tenant(s)	Number of tenants	Occupancy rate (% by area)	WALE (years) <sup>2</sup>	Current valuation (\$m)	Valuation date	Capitalisation rate (%)	Book value (\$m)
<b>Direct property<sup>5</sup></b>									
Peninsula Private Hospital, VIC (including vacant land)	11,053	Ramsay Health Care	1	100.00	14.62	62.30	Nov 14	8.50	62.40
Calvary Wakefield Hospital, Adelaide SA	8,846	Calvary Health	1	100.00	4.53	52.60	May 14	9.75	52.68
RPAH Medical Centre, Newtown, NSW	7,208	S & K Car Park	58	98.48	2.96	52.75	Nov 14	9.25	52.80
The Valley Private Hospital, Mulgrave, VIC	8,500	Healthe Care	1	100.00	18.78	49.50	Feb 14	9.00	51.18
Beleura Private Hospital, Mornington, VIC & Beleura Clinic, Moorooduc, VIC	7,599	Ramsay Health Care	1	100.00	19.62	47.50	Aug 14	8.75	47.52
8 Herbert Street, St Leonards, NSW	10,556	Stryker Australia	4	100.00	4.82	38.50	Nov 14	8.75	38.51
Manningham Medical Centre, Templestowe Lower, VIC	4,986	MMC General Practice	18	100.00	3.54	30.50	Aug 14	8.50	30.61
Brunswick Private Hospital & Brunswick House, Brunswick, VIC	8,000	Healthe Care	1	100.00	14.63	24.25	May 14	9.00	24.29
Brisbane Waters Private Hospital, NSW	5,845	Healthe Care	1	100.00	22.05	16.18	Mar 14	9.00	17.88
Calvary Rehabilitation Hospital, Walkerville, SA	3,799	Calvary Health	1	100.00	4.78	15.00	Aug 14	9.50	15.18
Constitution Hill Aged Care, Northmead, NSW	8,668	Australian Unity Care Services	1	100.00	13.99	14.60	May 14	9.25	14.60
Calvary Wakefield Medical Clinic, Adelaide, SA	6,098	Calvary Health	1	100.00	4.53	13.90	May 14	9.75	13.91
Berkeley Vale Private Hospital, Berkeley Vale, NSW	4,132	Ramsay Health Care	1	100.00	20.83	13.75	Nov 14	8.50	13.75
Hunters Hill Private Hospital, Hunters Hill, NSW	2,678	Ramsay Health Care	1	100.00	20.83	14.50	Nov 14	8.50	14.50
Figtree Private Hospital, Figtree, NSW	7,277	Ramsay Health Care	1	100.00	20.83	12.75	Aug 14	9.00	12.75
North Shore Specialist Day Hospital, Greenwich, NSW	2,190	IVF Australia	1	100.00	2.76	11.00	Feb 14	9.00	11.00
17-19 Fullarton Road, Kent Town, SA	2,563	Sonic Healthcare	3	100.00	3.91	11.10	Nov 14	-	11.85
Ipswich Medical Centre & Day Surgery, Ipswich, QLD	2,815	Ipswich Day Surgery	13	90.97	3.72	10.85	Aug 14	9.00	10.85
Mackay Medical Centre, North Mackay, QLD <sup>3</sup>	2,458	Queensland Fertility Group	8	100.00	3.47	10.25	Feb 14	9.00	10.26
101 Herbert Street, Mornington, VIC	186	Vacant	0	0.00	-	0.800	Dec 14	-	0.85
Townsville Private Clinic, 136 Wills Street, Townsville, QLD	3,780	Healthe Care	1	100.00	22.80	5.00	Oct 14	-	5.41
Eureka Medical Centre, Ballarat, VIC	1,459	Primary Health	1	100.00	5.67	4.00	Feb 14	8.50	4.00
Figtree Consulting Suites, Figtree, NSW	427	Shelley & Sumbut Namcharon	4	100.00	0.50	1.10	Aug 14	-	1.10
285 Flinders Street, Adelaide, SA	175	Adelaide Respiratory Specialists	1	100.00	-	0.96	May 14	-	0.96
12 View Road, Walkerville, SA <sup>4</sup>	217	Eagles & Karger	1	100.00	-	0.78	Aug 14	-	0.78
10 North East Road, Walkerville, SA	166	S.Brien	1	100.00	-	0.65	Aug 14	-	0.65
<b>Listed REITs</b>									
<b>Generation Healthcare REIT</b>									
									9.13
<b>Arena REIT</b>									
									21.95
<b>Cash and other assets</b>									
									60.81
<b>Class A cash reserve</b>									
									25.81
<b>Total (T)/</b>			<b>125</b>	<b>99.54</b>	<b>10.85</b>	<b>515.07</b>		<b>8.92</b>	<b>637.97</b>
<b>Weighted Average (A)</b>			<b>(T)</b>	<b>(A)</b>	<b>(A)</b>	<b>(T)</b>		<b>(A)</b>	

#### Notes

- Valuation Policy - Regular valuation of underlying property assets is an important aspect of managing the Trust. Valuations are conducted by qualified independent valuers in accordance with industry standards. We have a policy of generally obtaining independent valuations on Trust direct properties each year. Additionally, as part of our active management approach, we may test asset values on market. At times we may enter arrangements at arm's length with third parties which may impact the value of assets within the portfolio including, but not limited to, put and call options in respect of all or part of an asset within the portfolio. If the value of an asset is impacted in this way, the value may replace the last independent valuation obtained.
- Weighted Average Lease Expiry (WALE) by base rental income.
- Includes a parcel of vacant land, 1-3 Discovery Lane, North Mackay valued at \$0.75 million as at February 2014.
- Property adjoining College Grove Rehabilitation Hospital.
- The direct property information in this table is current as at 31 December 2014. Please refer to the Trust's Announcements page available from our website [australianunityinvestments.com.au/hpt](http://australianunityinvestments.com.au/hpt) for full details on any changes to the Trust's direct property portfolio post this date.

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## Australian Unity Healthcare Property Trust

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### Property development

We believe the Trust can enhance its existing properties and add further value to investors through selective exposure to property development. Property development means the construction of a new building, significant increases to the lettable area of a building or significant changes to the nature or use of the property. In managing the Trust's property portfolio, we may refurbish or redevelop properties from time to time as required. Material property developments will only be undertaken where substantial pre-commitments to lease are in place and development risk is appropriately mitigated.

A risk of property development is construction risk. Construction projects carry a risk that the costs of the project might be higher than budgeted, the project may take longer than expected to complete or the project may not be finished.

We endeavour to mitigate construction risks by negotiating a capped arrangement with builders and/or tenants whereby any costs incurred above this amount will be the responsibility of the builder/tenant as the case may be.

The following developments are fully pre-committed with the existing tenants and funded through a combination of cash and the existing borrowing facility. Please refer to 'Trust borrowing' for further details about the borrowing facility.

#### The Valley Private Hospital, Mulgrave, VIC

The hospital was refurbished and extended in 2013. The next phase of development will expand the car park and hospital wards. The key features of the refurbishment and expansion (stage one), at a cost of approximately \$14.3 million include:

- a multi-deck car park; and
- two 30 bed wards.

A planning permit for stage one was granted on 1 October 2015 and construction commenced in late 2014. Stage one is on track to be completed by late 2015. The proposal for the construction of The Valley Private Medical Centre (stage 2) at a cost of approximately \$15.6 million is being finalised with town planning approval expected in the coming months.

#### Beleura Private Hospital, Mornington, VIC

Construction commenced in the second half of calendar 2014 to build a 30 bed rehabilitation ward, gymnasium, hydrotherapy pool, associated administration areas and car park extension at a cost of \$10.7 million. Works are expected to be completed by the middle of 2015.

#### Peninsula Private Hospital, Langwarrin, VIC

Works commenced on the hospital's \$50 million expansion including; a new emergency department, an additional 71 beds, a new hybrid operating theatre and additional parking. The development will be delivered in three phases: Phase A is expected to complete in early 2015 and Phase B and Phase C have an estimated completion date of March 2016. Importantly,

as a result of these commitments, the tenant Ramsay Health Care has also extended its lease until August 2040.

### Valuation policy

#### Benchmark 4 - Valuation policy

*The Responsible Entity maintains and complies with a written valuation policy that requires:*

- a valuer to:
  - be registered or licensed in the relevant state, territory or overseas jurisdiction in which the property is located (where a registration or licensing regime exists), or otherwise be a member of an appropriate professional body in that jurisdiction; and
  - be independent.
- procedures to be followed for dealing with any conflicts of interest;
- rotation and diversity of valuers;
- valuations to be obtained in accordance with a set timetable; and
- for each property, an independent valuation to be obtained:
  - before the property is purchased:
    - for a development property, on an 'as is' and 'as if complete' basis; and
    - for all other property, on an 'as is' basis; and
  - within two months after the directors form a view that there is a likelihood that there has been a material change in the value of the property.

The Trust meets this benchmark and complies with AUFM's Valuation Policy. For further information or to obtain a copy of the Policy please contact us.

Regular valuation of underlying property assets is an important aspect of managing the Trust in the best interests of investors. In addition to the above requirements, the Policy also requires that:

- independent external valuations for new properties must be completed no more than three months prior to exchange of contracts;
- independent external valuations for existing properties must generally be conducted at least once in a financial year;
- where there are multiple properties in a portfolio, the valuations are to be staggered through the year; and
- where a property has been contracted for sale, the contracted sale price may be adopted instead of the independent external valuation.

Additionally, as part of our active management approach, we may test asset values on market. At times, we may enter arrangements at arm's length with third parties which may impact the value of assets within the portfolio including, but not limited to, put and call options in respect of all or part of an asset within the portfolio. If the value of an asset is impacted in this way, the value may replace the last independent valuation obtained.

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## Australian Unity Healthcare Property Trust

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### Related party transactions

#### Benchmark 5 and Disclosure Principle 5 -

##### Related party transactions

*The Responsible Entity maintains and complies with a written policy on related party transactions, including the assessment and approval processes for such transactions and arrangements to manage conflicts of interest.*

The Trust meets this benchmark and complies with AUFM's Related Party Policy.

Related party transactions carry a risk that they could be assessed and reviewed less rigorously than transactions with other parties.

Australian Unity has policies and guidelines in place to manage the risk of any actual or perceived conflict of interest as a result of a related party transaction. Related party transactions with Australian Unity Group entities are reviewed, approved and monitored by senior management with clearly identified governance policies and guidelines. Decisions in relation to conflicts of interest and related party transactions are documented.

As appropriate, we provide ongoing updates of material service engagements and financial benefits that are paid to related parties through the Fund Update and Continuous Disclosure Notice. The value of related party payments are reported yearly as part of the Trust's Annual Report.

For further information about the Policy please contact us. The latest Fund Update and Annual Report can be found on our website [australianunityinvestments.com.au](http://australianunityinvestments.com.au). Alternatively we can send you a free copy if you call us on 13 29 39.

##### Related party activity

AUFM has appointed Australian Unity Property Management Pty Ltd ABN 76 073 590 600 ('AUPM') to provide some property management services to the Trust. Investor approval is not required for this arrangement and the appointment is made on commercial terms and conditions and on an arm's length basis.

AUFM and AUPM are wholly owned subsidiaries of Australian Unity Limited ('AUL') ABN 23 087 648 888 and are members of the Australian Unity Group.

This transaction complies with the Policy.

##### Australian Unity Property Management

AUPM is a property management business that may, under a written arrangement, provide some of the following services to the Trust as nominated from time to time:

- strategic advice on property acquisitions and sales or arranging the sale or acquisition of property assets;

- management of premises;
- debt arranging, debt structure advice, debt facility negotiation and debt management;
- valuation services;
- leasing services; and
- property management and project supervision.

The appointment of AUPM for these services is not exclusive and AUFM may engage external service providers to undertake these functions.

From 1 July 2014 to 31 December 2014 no services have been provided by and paid to AUPM.

##### Other related party service providers

AUFM charges the Trust for administration expenses (audit fees inclusive) as per the Product Disclosure Statement. We estimate these costs to be 0.40% p.a. of the gross asset value of Retail Units and 0.30% p.a. of the gross asset value of Wholesale Units and Class A Units.

For the 6 months to 31 December 2014, the amount charged to the Trust was \$1.18 million (excluding GST). This is made up of related party and non-related party expenses.

##### Investments

AUL and its subsidiaries (related parties) may invest in the Trust and the Trust may invest in related parties from time to time. Details of related party investments are included in the Trust's Annual Report. Investor approval is not required for these arrangements and the transactions are made on commercial terms and conditions and on an arm's length basis.

As at 31 December 2014 related parties held interests in the Trust of \$2.51 million (0.44%) based on net assets.

### Distribution practices

#### Benchmark 6 and Disclosure Principle 6 -

##### Distribution practices

*The Scheme will only pay distributions from its cash from operations (excluding borrowings) available for distribution*

The Trust does not meet this benchmark.

The Trust aims to source and currently sources, all distributions from funds from operations. However, it is permitted to fund distribution payments from other sources, such as capital, if we consider it to be in the interests of investors (for example if rental income is suddenly reduced unexpectedly) and where payment from that source is expected to be sustainable given the circumstances.

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## Australian Unity Healthcare Property Trust

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The Distribution Policy aligns with the ongoing earning capacity of the Trust. We expect the current level of distributions to be sustainable over the next 12 months. Where the Trust makes distributions from capital, this will have the effect of reducing investors' equity. Where this occurs and the Trust has borrowings, the reduction in investor's equity will have the effect of increasing the gearing ratio and gearing related risks. Where a trust is close to its gearing related covenants, the risk of breaching these covenants is increased.

### Withdrawal rights

#### Disclosure Principle 7 - Withdrawal rights

##### Retail and Wholesale Units

In normal operating conditions Retail Unit and Wholesale Unit withdrawals from the Trust are paid quarterly. The maximum total amount available for withdrawals each quarter is 2.5% of the net asset value of the relevant class of units on issue (although we have the discretion to alter this amount). If this amount is exceeded, withdrawals may be met on a pro-rata basis.

Where a pro-rata payment occurs, investors will need to reapply in a subsequent withdrawal period if they wish to withdraw any further amount.

Investors written request must be received by 3:00pm at our Melbourne office on or before the quarter end date (being 28 February, 28 May, 28 August and 28 November or the next business day if the 28<sup>th</sup> is a non-business day) to receive the withdrawal price as at the cut-off date. Otherwise, the withdrawal request will be processed in the following quarter.

##### Class A Units

In normal operating conditions Class A Unit withdrawals from the Trust are paid monthly. Monthly withdrawals will be met from the cash reserves held specifically for Class A Units.

In abnormal operating/market conditions the demand for withdrawals may exceed the amount of cash reserve held for Class A Units. Where this occurs, withdrawals will instead be met on a quarterly basis and will be subject to a quarterly cap of 2.5% of the net asset value of Class A Units (although we have the discretion to alter this amount). If this amount is exceeded, withdrawals may be met on a pro-rata basis.

Where a pro-rata payment occurs, investors will need to reapply in a subsequent withdrawal period if they wish to withdraw any further amount. Quarterly withdrawals will be met from the Trust's general cash holding.

Investors written request must be received by 3:00 pm at our Melbourne office on or before the 28<sup>th</sup> of the month (or the next business day if the 28<sup>th</sup> is a non-business day) to receive the withdrawal price as at that cut-off date. Otherwise, the withdrawal request will be processed in the following month.

### All unit classes

Where we are required to sell property assets, it may take longer for investors to receive their withdrawal proceeds. In extreme cases it could take 12 months or longer for investors to receive their money.

While the Trust is liquid, the Trust's Constitution allows up to 365 days to meet withdrawal requests.

### Suspension of withdrawals

If we are of the view that we cannot sell property assets within 365 days to meet withdrawal requests, the Trust will become illiquid and withdrawals will be suspended. If this occurs, investors can only withdraw when we make a withdrawal offer available in accordance with the Trust's Constitution and law.

### Substantial investor withdrawal requests

In order to ensure reasonable equity among investors, where any single investor requests a withdrawal from a class of units in excess of 5% of the total number of units on issue of that class during a withdrawal period, we may deem that request to be a single withdrawal request for 5% of the total number of units on issue of that class or such higher amount as we determine at our absolute discretion.

### Net tangible assets

#### Disclosure Principle 8 - Net tangible assets

The Trust is an open-ended property scheme and as such this disclosure principle is not applicable. However, the current unit price for the Trust is available on our website.

### For further enquiries

Please contact us either by telephone, email or mail:

<b>Address</b>	114 Albert Road South Melbourne, VIC 3205
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<b>Adviser Services</b>	1800 649 033
<b>Website</b>	<a href="http://australianunityinvestments.com.au">australianunityinvestments.com.au</a>
<b>Email</b>	<a href="mailto:investments@australianunity.com.au">investments@australianunity.com.au</a>

### Important information

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115 AFSL 234454 in its capacity as Responsible Entity. This information is intended only to provide a broad summary of this financial product and is not intended to represent general, specific investment or professional advice. Investment decisions should not be made upon the basis of past performance or distribution rate, since future returns will vary. You should refer to the current Product Disclosure Statement if you wish to know more about this product. A copy can be obtained by telephoning 13 29 39, or from our website [australianunityinvestments.com.au](http://australianunityinvestments.com.au). The information provided here was current at the time of publication only, and we recommend that you access our website for further information.