

Announcement

12 December 2022

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

Property acquisitions

South Australia property acquisitions

The Trust acquired the land and residential aged care buildings at nine sites in South Australia from leading residential aged care provider, Bolton Clarke for \$220 million (plus acquisition costs) on 29 November 2022.

The nine assets will continue to be operated Bolton Clarke under a minimum 20-year lease back arrangement.

Eight of the nine properties are located in metropolitan Adelaide with one located in Victor Harbor. The newly acquired aged care properties comprise 1,047 beds with 95% in single rooms.

Queensland property acquisition

The Trust acquired a leasehold interest in 100 Angus Drive, Douglas, Queensland for \$17.15 million (plus acquisition costs) on 11 November 2022.

The property is a strategically located medical centre that forms part of the Townsville Hospital Campus and provides an existing 20.5-year leasehold tenure with The State of Queensland.

November 2022 property revaluations

15 of the Trust's properties were independently valued during November 2022, with a net increase of \$19.28 million or 1.88% from the properties' book value immediately prior to valuation. The valuations included:

Herston Quarter - STARS, Herston, QLD – The property's value increased by \$8.56 million or 1.44% from the book value prior to valuation. This increase in value is primarily attributable to the recent annual increase in rent of the property being capitalised.

Mulgrave Private Hospital, VIC – The property's value increased by \$2.83 million or 1.58% from the book value prior to valuation. This increase in value is primarily attributable to the recent annual increase in rent of the property being capitalised.

McKenzie - The Terraces, QLD – The property's value increased by \$3.00 million or 8.56% from the book value prior to valuation. This increase in value is primarily attributable to the recent annual increase in rent of the property being capitalised.

Announcement

12 December 2022

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

Valuation details

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
STARS, Herston Quarter, QLD	\$596,000,000	\$596,437,826	\$605,000,000	4.00%	4.00%	\$8,562,174	1.44%
Mulgrave Private Hospital, VIC	\$179,500,000	\$179,665,249	\$182,500,000	4.25%	4.25%	\$2,834,751	1.58%
McKenzie - The Terraces, QLD	\$35,000,000	\$35,002,508	\$38,000,000	5.25%	5.25%	\$2,997,492	8.56%
Tuggerah Lakes Private Hospital, NSW	\$34,000,000	\$34,000,000	\$35,000,000	4.75%	4.75%	\$1,000,000	2.94%
McKenzie - Capella Bay, QLD	\$31,100,000	\$31,102,508	\$33,800,000	5.25%	5.25%	\$2,697,492	8.67%
Townsville Private Clinic, QLD	\$33,000,000	\$33,022,678	\$33,000,000	4.75%	4.75%	-\$22,678	-0.07%
McKenzie - Seabrook, QLD	\$27,600,000	\$27,602,508	\$30,000,000	5.25%	5.25%	\$2,397,492	8.69%
Ipswich Medical & Day Hospital, QLD	\$22,250,000	\$23,611,414	\$23,300,000	4.75%	4.75%	-\$311,414	-1.32%
Wyvern Private Hospital, NSW	\$8,000,000	\$23,170,074	\$22,300,000	5.75%	5.25%	-\$870,074	-3.76%
Corrimal Medical Centre, NSW	\$20,000,000	\$20,001,630	\$20,000,000	4.50%	4.50%	-\$1,630	-0.01%
566 Olsen Avenue, Molendinar, QLD	\$19,600,000	\$19,600,000	\$19,600,000	4.75%	4.75%	\$0	0.00%
7 Wiowera St, Kanwal, NSW	\$1,100,000	\$1,100,000	\$1,100,000	n/a	n/a	\$0	0.00%
651 Pacific Highway, Kanwal, NSW	\$700,000	\$700,000	\$700,000	n/a	n/a	\$0	0.00%
3 Wiowera St, Kanwal, NSW	\$460,000	\$460,000	\$460,000	n/a	n/a	\$0	0.00%
1 Wiowera St, Kanwal, NSW	\$420,000	\$420,000	\$420,000	n/a	n/a	\$0	0.00%
Total	\$1,008,730,000	\$1,025,896,394	\$1,045,180,000			\$19,283,606	1.88%

Trust borrowing details

As of 30 November 2022, the Trust's gearing ratio was 29.08% and the gross assets stood at \$3.66 billion with total borrowings of \$1,065 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.