

# Announcement

10 May 2023

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

### Property acquisition

On 3 May 2023 the Trust completed the acquisition of One North Terrace in Adelaide’s CBD for \$38.5 million (plus acquisition costs). The property is located on the corner of North Terrace and West Terrace directly opposite the Royal Adelaide Hospital and a short distance to the proposed new Women’s and Children’s Hospital.

The acquisition further diversifies Trust’s portfolio which includes overnight hospitals, day surgeries, medical centres, pathology centres and aged care properties across Queensland, New South Wales, Victoria, Western Australia, and South Australia.

Chris Smith, General Manager Healthcare Property, Australian Unity, said the development-ready North Terrace site is a gateway location for Adelaide’s BioMed City precinct.

“Through this acquisition, the Trust will bring its significant experience in healthcare-related development to provide long-term healthcare infrastructure solutions for South Australians”, he said.

### Trust borrowing details

As of 3 May 2023, the Trust’s gearing ratio was 26.40% and the Trust’s gross assets value stood at \$3.88 billion, with total borrowings of \$1.03 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.