

Announcement

13 November 2023

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

Financial close of the Trust's \$275m inaugural A\$ Medium Term Notes issuance

We are pleased to advise that the Trust has successfully completed its inaugural issuance of senior, unsecured, six-year fixed rate A\$ Medium Term Notes (A\$MTN) to raise a total of A\$275 million. Proceeds from the A\$MTN issuance have been used to repay and cancel a shorter term \$250 million bank debt tranche due to reach maturity in May 2024.

Consistent with our prudent capital management strategy, the introduction of A\$MTN further diversifies the Trust's debt sources, lengthens the debt maturity profile and creates opportunity for repeat issuance. The Trust's weighted average tenor of debt facilities now exceeds 3 years, and its earliest debt maturity is in January 2025.

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.