

Announcement

11 January 2023

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

Property acquisitions

Queensland and New South Wales property acquisitions

The Trust acquired three aged care buildings located in Queensland and New South Wales for \$73.43 million (plus acquisition costs) on 22 December 2022.

- Ashmore Retreat, 19 Allunga Avenue, Ashmore, QLD
- Mandalay Retreat, Cnr Wellington Street and Bay Street, Cleveland, QLD; and
- Bangalor Retreat, 3-27 Stott Street, Tweed Heads West, NSW

Infinite Care have leased each of the properties on a 25 year lease term. The properties collectively comprise 362 beds in predominately single bedrooms and 18 Independent Living Units.

Trust borrowing details

As of 31 December 2022, the Trust's gearing ratio was 30.91% and the gross assets stood at \$3.75 billion with total borrowings of \$1,158 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.