

Announcement

6 November 2024

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

Property update - Western Hospital, Henley Beach, South Australia

Australian Unity is pleased to confirm the signing of a 20-year lease with Western Adelaide Private Hospital Pty Ltd to operate surgical services (WAPH), ensuring a sustained future for healthcare services at this facility. This move reflects our strong commitment to enhancing healthcare access and supporting the healthcare needs of the South Australian community.

WAPH is a joint venture between Medibank Private and Seabreeze Health comprising a group of doctors, including some that previously operated from Western Hospital. WAPH will lease approximately 61% of the lettable area, with the balance of space to be leased directly to former sub tenants for uses such as GP Clinic, Imaging, Pathology, and consulting suites.

Following Western Hospital's entry into voluntary administration in January 2024, Australian Unity has actively worked to maintain operations. We are committed to supporting the hospital's ongoing operations and ensuring its doors remain open to patients, healthcare providers and the surrounding community.

As part of our ongoing efforts, we will collaborate closely with the hospital to ensure the seamless delivery of care, including short-stay clinical services across orthopaedics, ophthalmology, gastroenterology, and general surgery. The South Australian Government has also committed to supporting the hospital with a \$3 million grant over two years, enabling essential improvements to clinical services and patient care. In addition, it has been agreed for the hospital to undertake nearly 4000 elective surgery cases from the public health system over the next 3 years.

This new chapter represents a significant step towards strengthening the future of healthcare services in Adelaide's western suburbs. We look forward to working alongside the hospital and other stakeholders to meet the evolving healthcare needs of the community.

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.

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