

Australian Unity Healthcare Property Trust

Continuous Disclosure Notice

Reporting date 30 June 2024

*Issued on 13 September 2024**

The Australian Securities & Investments Commission ('ASIC') requires responsible entities of unlisted property schemes in which retail investors invest to provide a statement addressing six benchmarks and eight disclosure principles. These benchmarks and disclosure principles are contained in *ASIC Regulatory Guide 46: Unlisted property schemes – Improving disclosure for retail investors (RG46)*. The Property Council of Australia ('PCA') and the Property Funds Association ('PFA') have issued their supplement to Regulatory Guide 46 in the form of their *RG46 Voluntary Practice Note*.

This document has been prepared by Australian Unity Funds Management Limited ('AUFM') as the Responsible Entity of the Australian Unity Healthcare Property Trust, ARSN 0092 755 318 ('Trust') to update investors on the information relevant to the benchmark and disclosure principles. This document should be read in conjunction with the latest Annual Report for the Trust, available from our website australianunity.com.au/wealth. Alternatively, you can call us on 1300 997 774 or +61 3 9616 8687 (if calling from overseas) for a free copy.

The financial information in this document is extracted from the Trust's accounting and property management records as at 30 June 2024, and is based on unaudited financial records unless stated otherwise.

The Trust's composition and diversity will change over time as assets are acquired or disposed and tenancies are re-let.

Gearing ratio and policy

Disclosure Principle 1 – Gearing ratio

The gearing ratio of the Trust, calculated as total interest-bearing liabilities divided by total assets, was 36.95% as at 30 June 2024 (26.03% as at 30 June 2023 based on the Trust's audited financial statements). The gearing ratio shows the extent to which the Trust's total assets are funded by interest bearing liabilities and gives an indication of the potential risks investors face in terms of external liabilities that rank ahead of them.

Gearing magnifies the effect of gains and losses on an investment. A higher gearing ratio means greater magnification of gains and losses and generally greater volatility compared to a lower gearing ratio. The interest-bearing liabilities of the Trust are the borrowing facilities and the 6-year fixed interest rate medium term notes ('Notes') and other debt securities issued by the Trust under its Medium-Term Note program established on 20 October 2023 ('MTN Programme'). The MTN Programme limit is \$2 billion, with \$275 million of Notes on issue. Refer to the borrowings note in the audited financial statements and the details set out in *Disclosure Principle 3 – Scheme (Trust) Borrowings*.

The gearing ratio above is calculated in accordance with the ASIC disclosure principles formula and is at the Trust level.

This calculation differs to the loan to valuation ratio (which is a measure of the amount of debt drawn under the borrowing facilities as a proportion of the value of assets). The Trust's borrowing facilities and its MTN Programme are unsecured which is shown under the heading 'Trust borrowing'. As at 30 June 2024 the

Trust does not have any mortgages over its properties and as such the loan to valuation ratio is not relevant.

Benchmark 1 – Gearing policy

The Responsible Entity maintains and complies with a written policy that governs the level of gearing at an individual credit facility (borrowing facility) level.

The Trust meets this benchmark. AUFM monitors and manages the Trust's borrowings at an individual borrowing facility level under the MTN Programme on an ongoing basis in accordance with its Treasury and Financial Risk Management Policy. The Treasury and Financial Risk Management Policy outlines record keeping, monitoring and reporting requirements.

As at 30 June 2024 the Trust had three syndicated borrowing facilities, one bilateral borrowing facility and the Medium-Term Notes Programme with a gearing ratio covenant limit of 50%. The Trust generally aims to operate within a gearing ratio range between 25%-35%.

The Trust continues to comply with the Treasury and Financial Risk Management Policy. For further information or to obtain a copy of the Treasury and Financial Risk Management Policy please contact us.

Interest cover ratio and policy

Disclosure Principle 2 – Interest cover

The Trust's interest cover ratio for the 12 months to 30 June 2024 was 2.69 times (3.6 times for the 12 months to 30 June 2023 based on the Trust's audited financial statements).

Interest cover indicates the ability of the Trust to meet interest payments from earnings. It is an indicator of the Trust's financial health and is a key indicator to assessing the sustainability of, and risks associated with, the Trust's level of borrowing. For example, an interest cover ratio of two times, means that the level of earnings is twice that of interest costs on borrowings, meaning that there are surplus earnings after interest payments which can be used to pay distributions to investors.

An interest cover ratio of one times means that Trust earnings are only sufficient to pay interest on borrowings and any distributions would either need to be funded from investor capital or alternatively suspended.

Generally, the closer the Trust's interest cover ratio is to one, the higher is the risk of the Trust not being able to meet interest payments from earnings. To mitigate some of this risk, the Trust may hedge against rises in interest rates to provide greater certainty for the Trust's interest expenses.

In addition, asset management strategies that attract high quality tenants on longer lease terms and tenant diversity aims to ensure that the Trust's level of earnings remains stable and predictable.

The interest cover ratio is calculated in accordance with the ASIC disclosure principles formula below and is at a Trust level.

$$\text{Interest cover ratio} = \frac{\text{EBITDA} - \text{unrealised gains} + \text{unrealised losses}}{\text{Interest expense}}$$

In the audited financial statements EBITDA is equivalent to 'Profit before finance costs attributable to unitholders' adding back borrowing costs, amortisation. Unrealised gains/losses include property revaluations, straight-lining of rental income and unrealised gains/losses on derivatives and listed/unlisted property trusts.

Interest expense is equivalent to 'Borrowing costs' less amortisation of debt establishment costs and net impact from interest rate swaps. However, capitalised interest expenses (if any) are excluded from this calculation (see Benchmark 3 – Interest Capitalisation).

The interest cover ratio relevant to the borrowing facility covenant and the MTN Programme covenant is calculated differently from the ASIC formula and is shown under the heading 'Trust borrowing'.

Benchmark 2 – Interest cover policy

The Responsible Entity maintains and complies with a written policy that governs the level of interest cover at an individual credit facility (borrowing facility) level.

The Trust meets this benchmark. AUFGM monitors and manages the Trust's interest cover at a Trust level on an ongoing basis in accordance with its Treasury and Financial Risk Management Policy. The Treasury and Financial Risk Management Policy outlines record keeping, monitoring and reporting requirements.

The minimum interest rate cover ratio under the Trust's borrowing arrangements is 2.00 times. The calculation method for the interest cover ratio under the borrowing facility is different from the calculation method adopted by ASIC in Disclosure Principle 2.

The Trust continues to comply with AUFGM's Treasury and Financial Risk Management Policy. For further information or to obtain a copy of the Treasury and Financial Risk Management Policy please contact us.

Trust borrowing

Disclosure Principle 3 – Scheme ('Trust') borrowings

The Trust borrows to finance new and existing assets, to develop, refurbish and maintain those assets, and to provide liquidity for operating purposes and managing working capital.

Generally, interest expenses relating to the borrowings which are not capitalised (see Benchmark 3 – Interest Capitalisation) will be met from the earnings of the Trust prior to the payment of distributions to investors.

As at 30 June 2024, the Trust had three syndicated senior unsecured borrowing facilities, one bilateral unsecured borrowing facility and \$275 million of A\$MTN's on issue which are summarised in the following table:

Borrowing details as at 30 June 2024	
Borrowing facility drawn amount (\$ million)	\$1,325
Borrowing facility limit (\$ million)	\$1,525
MTN Programme issued amount ¹ (\$275 million)	Nov 2029
Borrowing facility maturity (\$100 million)	Jan 2025
Borrowing facility maturity (\$75 million)	Nov 2025
Borrowing facility maturity (\$250 million)	Dec 2025
Borrowing facility maturity (\$75 million)	Nov 2026
Borrowing facility maturity (\$250 million)	Dec 2026
Borrowing facility maturity (\$150 million)	Nov 2027
Borrowing facility maturity (\$175 million)	Dec 2027
Borrowing facility maturity (\$175 million)	Dec 2028
Borrowing facility & MTN Programme Gearing Ratio covenant limit	50.00%
Trust Gearing Ratio calculated in accordance with borrowing facility definition ²	36.74%
Borrowing facility Unencumbered Gearing Ratio covenant limit	50.00%
Trust Unencumbered Gearing Ratio calculated in accordance with borrowing facility definition	36.74%
Amount by which value of assets must decrease before a borrowing facility covenant is breached	26.52%
Borrowing facility & MTN Programme Interest Cover Ratio covenant limit	2.00 times
Amount by which the operating cash flow must decrease before a borrowing facility covenant is breached	27.98%
Weighted average borrowing facility interest rate (inclusive of borrowing margin, line fees and interest rate hedges)	4.2% p.a.
% of borrowings (including issued Notes) hedged	75.66%

Weighted hedge expiry	1.72 years
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1. \$275 million of Notes were issued on 8 November 2023 and are currently outstanding.
2. The gearing ratio is calculated in accordance with the current syndicated borrowing facility, (total interest-bearing liabilities less unencumbered cash) divided by (total assets less interest rate derivatives).

The Trust is required to refinance \$425 million of its \$1,525 million facilities by December 2025, noting that \$100 million of the total \$425 million (due January 2025) has already been accounted for in the last refinance. The remaining maturity dates are staggered from November 2026. The Trust is compliant with the lenders' covenant and other requirements and, as such management is confident that borrowings will be refinanced prior to maturity. With most refinancing activity there is a risk that the lenders may choose not to refinance the facility.

If this occurred, the Trust would need to find alternate lenders which may be more costly than the existing lenders. In extreme situations if the Trust cannot find alternate lenders, the Trust may lose value from selling assets in poor market conditions in order to repay the borrowed amount.

Our approach is to actively manage the Trust's borrowings in conjunction with the lenders to manage this risk. To the best of AUFM's knowledge, there are not any breaches of loan covenants as at the date of this document.

All amounts owed to lenders and to other creditors (including the holders of the Notes) will rank before each investor's interest in the Trust. The Trust's ability to pay interest, repay or refinance the amount owed upon maturity and its ability to meet all loan covenants under its borrowing facilities and MTN Programme is material to its performance and ongoing viability.

Under the terms within the borrowing facilities, and the MTN Programme, provided the Trust obtains the prior written consent of the lender(s), there are no terms that may be invoked as a result of investors exercising their rights under the Trust's Constitution. If such consent is not obtained, however, there may be terms which are triggered or consequences that follow under the borrowing facilities, including possible cancellation of the borrowing facilities and early repayment of amounts and applicable break costs owing under the borrowing facilities or MTN Programme.

AUFM maintains a hedging policy that governs the level of hedging for the Trust and controls the risks associated with the use of derivatives. All hedging strategies implemented are also subject to formal approval by the Chief Investment Officer or Chief Executive Officer.

AUFM monitors and manages the Trust's hedging position on a mark-to-market basis. Hedging is very complex and is generally done to fix some or all of the interest rate relating to the variable rate borrowing facilities. Whilst hedging is put in place to reduce the volatility of earnings, and therefore distributions, hedging generally has the effect of increasing the volatility of the Trust's unit price given that the pricing of the underlying interest rate derivatives changes daily.

As at 30 June 2024 the mark-to-market value of interest rate derivatives were \$35.27 million, compared to \$37.95 million as at 31 December 2023 based on the Trust's audited accounts. If held to maturity, the value of the interest rate derivatives in the Trust's balance sheet will reduce to zero.

Interest capitalisation

Benchmark 3 – Interest capitalisation

The interest expense of the Scheme is not capitalised.

The Trust does not meet this benchmark. The Trust currently does not capitalise interest expenses but may do so for borrowings relating to some development projects.

Capitalised interest expenses increases the borrowing facility drawn amount, and therefore may increase borrowing risk.

Borrowing risk is managed through maintaining prudent levels of drawn debt, the use of interest rate hedging instruments and active management of the asset portfolio. The estimated amount of interest to be capitalised for any particular project is generally incorporated into the assessment of feasibility of that project.

The Trust is expected to meet its repayment obligation for capitalised interest expenses through its normal operating activities.

Portfolio diversification

Disclosure Principle 4 – Portfolio diversification

The Trust primarily invests in a diversified portfolio of healthcare property and related assets including direct property, unlisted managed funds, listed REITs, property syndicates, companies that mainly hold healthcare property, and may, from time to time, invest in loans, for example to assist with funding the fitting out of the Trust's properties.

The Trust may also invest in similar international healthcare related assets in countries with healthcare systems and property markets with key attributes similar to Australia.

At 30 June 2024 the Trust had no exposure to listed REIT's.

The Class A Units

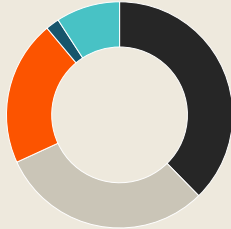
The Class A Units each hold segregated cash assets, which do not form part of the assets for the Wholesale Units and Retail Units.

Key portfolio statistics

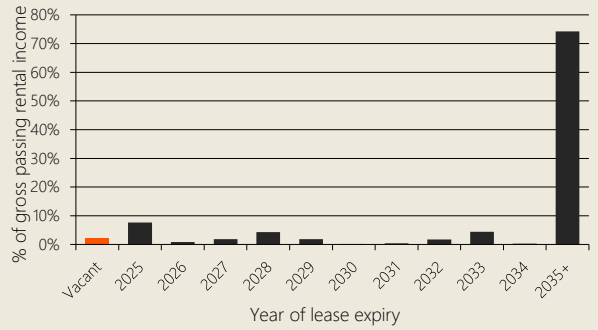
(as at 30 June 2024)

Geographic allocation (by value)

■	QLD	30 assets	37.67%
■	VIC	27 assets	30.47%
■	NSW	25 assets	20.77%
■	SA	12 assets	9.15%
■	WA	2 assets	1.94%

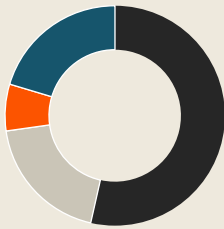


Property lease expiry profile (by income)



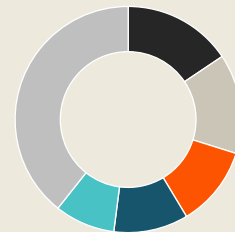
Property sector allocation (by value)

■	Hospital	17 assets	53.54%
■	Medical Centre or Medical Office	21 assets	19.23%
■	Development Site	32 assets	6.86%
■	Aged Care	26 assets	20.36%



Top 5 tenants (by income)

■	Ramsay Health	15.59%
■	MNHHS	14.26%
■	Bolton Clarke	11.53%
■	Infinite Care	10.66%
■	Health Care	8.63%
■	Others (including vacancy)	39.33%



Portfolio composition as at 30 June 2024

Property Details			Tenancy Details				Valuation Details			
Address	Note	Lettable Area (sqm)	Major Tenant	Number of Tenants	Occupancy Rate (% by income)	WALE (years by income)	Current Valuation (\$m)	Valuation Date	Capitalisation Rate (%)	Book Value (\$m)
Direct Properties										
Hospitals										
Beleura Private Hospital, Mornington, VIC	4	13,642	Ramsay Healthcare	3	100.0	21.6	166.00	Dec-23	4.75	166.08
Mulgrave Private Hospital, Mulgrave, VIC	-	19,539	Healthe	1	100.0	23.5	200.00	May-24	4.50	199.59
Figtree Private Hospital, Figtree, NSW	-	7,277	Ramsay Healthcare	1	100.0	11.3	27.05	Feb-24	5.24	27.05
Berkeley Vale Private Hospital, Berkeley Vale, NSW	-	4,132	Ramsay Healthcare	1	100.0	11.3	29.25	Feb-24	5.50	29.35
Hunters Hill Private Hospital, Hunters Hill, NSW	-	2,678	Ramsay Healthcare	1	100.0	11.3	28.00	Feb-24	5.25	28.00
Peninsula Private Hospital, Langwarrin, VIC	-	33,103	Ramsay Healthcare	1	100.0	26.1	309.50	Dec 23	4.50	309.66
North Shore Specialist Day Hospital, Greenwich, NSW	-	2,190	IVF Australia	1	100.0	8.3	35.00	Feb 24	5.00	34.97
Brunswick Private Hospital, Brunswick, VIC	-	8,000	Aurora Healthcare	2	100.0	20.1	52.75	Feb 24	4.75	52.87
Brisbane Waters Private Hospital, Woy Woy, NSW	-	8,351	Healthe Care	1	100.0	18.6	78.10	Feb 24	5.00	78.02
Townsville Private Clinic, Townsville, QLD	-	4,897	Aurora Healthcare	1	100.0	13.9	32.40	Feb 24	5.25	32.47
Robina Private Hospital, Robina, QLD	-	5,854	Aurora Healthcare	1	100.0	17.2	54.50	Dec 23	4.50	62.56
Tuggerah Lakes Private Hospital, Tuggerah NSW	-	4,751	Healthe Care	1	100.0	14.6	27.30	Nov 23	6.25	27.30
Sunshine Private Hospital, VIC	11	16,111	Capital Radiology Pty Ltd	14	63.0	5.2	129.50	Jun 24	6.00	129.50
Western Hospital, Henley Beach, SA	14	9,375	Western Hospital Properties Pty Ltd	1	100.0	19.4	46.90	Feb 24	6.00	48.92
Matilda Nepean Private Hospital, NSW	-	5,519	Matilda Nepean Private Hospital Pty Ltd	1	100.0	28.5	55.10	Nov 23	4.75	55.11
9-15 Old Heidelberg Road, Alphington, VIC	-	1,277	Healthe Care	1	100.0	24.7	24.70	May 24	5.00	25.03
STARS, Herston, QLD	-	32,339	MNH	10	99.9	16.1	555.00	Nov 23	4.50	556.82
Sub total				42	93.2	17.9	1,851.05		4.79	1,863.28
Medical Centres or Medical Office										
RPAH Medical Centre, Newtown, NSW	-	7,232	Wilson Parking	57	98.5	2.7	117.00	Dec 23	5.75	117.00
Eureka Medical Centre, Ballarat, VIC	-	1,504	ForHealth	1	100.0	1.2	9.80	Aug 23	5.75	9.81
Ipswich Medical Centre and Day Hospital, Ipswich QLD	-	2,883	Ipswich Day Surgery - Lot 3	13	96.1	3.3	21.00	Nov 23	5.75	21.09
8 Herbert Street, St Leonards, NSW	-	10,595	Stryker Australia	3	93.3	4.5	66.50	Feb 24	6.50	66.50
Gosford Private Medical Centre, North Gosford, NSW	-	1,200	Sonic	1	100.0	9.7	8.35	Feb 24	6.00	8.39
15 Butterfield St, Herston, QLD	-	11,261	QLD Government	4	100.0	1.2	105.00	Feb 24	6.00	106.07
103 Victoria Parade, Collingwood, VIC	-	8,975	Sonic	1	100.0	3.8	58.50	Feb 24	5.25	58.50
310 Selby Road North, Osborne Park, WA	-	4,997	Sonic	1	100.0	8.8	54.75	Feb 24	5.25	54.75
Campus Alpha, Robina QLD	-	4,425	The State of QLD	8	62.5	0.5	27.50	Feb 24	6.75	27.49
7 Vidler Avenue, Woy Woy NSW	-	387	Luckstar Pty Ltd	1	100.0	1.4	2.58	Feb 24	6.25	2.59
18 Marine Parade, Southport, QLD	-	2,364	Ramsay Healthcare	7	76.7	1.9	15.80	May 24	6.50	16.09
Our Medical Ashmore, Molendinar, QLD	-	2,809	Our Medical Ashmore	1	100.0	11.8	18.65	Jun 24	5.25	18.65
Victoria House Medical Centre, WA	-	2,647	Sonic	1	100.0	0.6	12.75	Feb 24	6.50	12.76
Our Medical Kellyville, Kellyville, NSW	-	1,573	Our Medical Kellyville	1	100.0	14.2	12.50	Jun 24	5.25	12.50
Corio Medical Clinic, Corio, VIC	-	1,324	Northern Bay Health	1	100.0	3.4	9.14	Jun 24	5.38	9.14
Medi-Link Centre, Douglas, QLD	-	4,008	Breast Screen Clinic	19	86.5	1.8	16.10	Feb 24	9.06	16.24
Lot 3, 2-14 Weippin Street, Cleveland QLD 4163	-	3,202	QLD Government	1	62.2	1.8	35.50	May 24	6.25	35.56
80-82 Bridge Road and 3 & 5 Rotherwood Street, Richmond, VIC	-	790	Healius	2	100.0	8.2	6.30	Nov 23	4.50	5.00

Property Details			Tenancy Details				Valuation Details			
Address	Note	Lettable Area (sqm)	Major Tenant	Number of Tenants	Occupancy Rate (% by income)	WALE (years by income)	Current Valuation (\$m)	Valuation Date	Capitalisation Rate (%)	Book Value (\$m)
Direct Properties										
Medical Centres or Medical Office										
Greensborough Medical Centre, Greensborough, VIC	-	3,529	Healius	1	100.0	8.7	41.50	Feb 24	5.50	41.51
Robina Medical Centre, Robina, QLD	-	1,572	BGH	1	100.0	9.0	18.65	Jun 24	5.25	18.65
One Care Medical Centre, Pennington, SA	-	1,137	ForHealth	1	100.0	8.9	11.00	Feb 24	5.25	11.01
Sub total				126	94.2	4.0	668.87		5.89	669.29
Aged Care										
Constitution Hill Aged Care, Northmead, NSW	-	8,668	Australian Unity Care Services	1	100.0	4.5	25.25	Feb 24	6.25	25.29
Caravonica Waters Aged Care Facility, Caravonica, QLD	-	8,181	Infinite Care	1	100.0	20.5	30.25	Feb 24	6.00	30.27
Edmonton Gardens Aged Care Facility, Edmonton, QLD	-	8,687	Infinite Care	1	100.0	20.5	30.25	Feb 24	6.00	30.27
Edge Hill Orchards Aged Care Facility, Manoora, QLD	-	11,959	Infinite Care	1	100.0	20.5	37.90	Feb 24	6.00	37.91
Mount Lofty Aged Care Facility, Toowoomba, QLD	-	8,211	Infinite Care	1	100.0	20.6	29.30	Feb 24	5.75	29.31
Cornubia Aged Care Facility, Cornubia, QLD	-	8,045	Infinite Care	1	100.0	20.6	29.10	Feb 24	5.75	29.10
Ipswich Aged Care Facility, Ipswich, QLD	-	4,963	Infinite Care	1	100.0	20.6	20.88	Feb 24	5.75	20.88
The Terraces Aged Care Facility, Varsity Lakes QLD	-	13,360	Bolton Clarke	1	100.0	22.4	39.90	Nov 23	5.25	39.91
Capella Bay Aged Care Facility, Capalaba QLD	-	7,446	Bolton Clarke	1	100.0	22.4	35.10	Nov 23	5.25	35.11
Seabrook Aged Care Facility, Deception Bay QLD	-	6,574	Bolton Clarke	1	100.0	22.4	31.50	Nov 23	5.25	31.51
53-67 Chamberlain Road, Wyoming, NSW	-	13,710	Infinite Care	1	100.0	23.0	29.20	May 24	6.00	29.23
Southhaven, Padstow Heights, NSW	-	5,542	Infinite Care	1	100.0	23.0	25.30	May 24	6.00	25.46
Charles Young Aged Care Facility, Morphetville SA	-	10,529	Bolton Clarke	1	100.0	18.4	42.30	Nov 23	5.50	42.31
Holly Aged Care Facility, Hackham SA	-	9,034	Bolton Clarke	1	100.0	18.4	28.20	Nov 23	5.75	28.21
Little Para Aged Care Facility, Elizabeth Vale SA	-	3,101	Bolton Clarke	1	100.0	18.4	9.50	Nov 23	6.00	9.51
Marten Aged Care Facility, Largs North SA	-	7,026	Bolton Clarke	1	100.0	18.4	21.50	Nov 23	6.00	21.51
Ridgehaven Aged Care Facility, Ridgehaven SA	-	8,436	Bolton Clarke	1	100.0	18.4	30.70	Nov 23	5.25	30.71
Ross Robertson Aged Care Facility, Victor Harbor SA	-	7,225	Bolton Clarke	1	100.0	18.4	12.20	Nov 23	6.00	12.21
Smithfield Aged Care Facility, Smithfield SA	-	6,056	Bolton Clarke	1	100.0	18.4	15.80	Nov 23	6.25	15.81
Somerton Park Aged Care Facility, Somerton Park SA	-	9,267	Bolton Clarke	1	100.0	18.4	26.90	Nov 23	5.00	26.91
Walkerville Aged Care Facility, Walkerville SA	-	10,352	Bolton Clarke	1	100.0	18.4	37.10	Nov 23	5.00	37.11
Ashmore Aged Care Service, Ashmore, QLD	-	10,840	Infinite Care	1	100.0	23.5	28.00	Feb 24	6.00	28.01
Cleveland Aged Care Facility, Cleveland, QLD	-	8,232	Infinite Care	1	100.0	23.5	20.50	Feb 24	6.00	20.50
Tweed Heads Aged Care Service, Tweed Heads West, NSW	-	8,326	Infinite Care	1	100.0	23.5	25.90	Feb 24	6.00	25.93
The Ormsby Aged Care Facility, Buderim QLD	-	8,886	Bolton Clarke	1	100.0	23.7	37.70	Nov 23	5.00	37.78
28-36 Alma Road, Padstow NSW	-	3,650.0	Infinite Care	1	100.0	20.00	7.90	May 24	6.25	7.92
Sub total				26	100.00	20.00	708.13		5.66	708.68

Property Details			Tenancy Details				Valuation Details			
Address	Note	Lettable Area (sqm)	Major Tenant	Number of Tenants	Occupancy Rate (% by income)	WALE (years by income)	Current Valuation (\$m)	Valuation Date	Capitalisation Rate (%)	Book Value (\$m)
Direct Properties										
Development site										
99 Herbert Street, Mornington, VIC	6	-	N/A	0	-	-	0.87	Dec 23	0.00	0.87
101 Herbert Street, Mornington, VIC	6	-	N/A	0	-	-	1.09	Dec 23	0.00	1.09
103 Herbert Street, Mornington, VIC	6	-	N/A	0	-	-	0.84	Dec 23	0.00	0.84
105 Herbert Street, Mornington, VIC	6	-	N/A	0	-	-	0.85	Dec 23	0.00	0.85
7 Campus Crescent, Robina, QLD	12	-	N/A	0	-	-	4.45	Feb 24	0.00	4.46
1 Wiowera Road, Kanwal, NSW	7	-	N/A	0	-	-	0.40	Nov 23	0.00	0.40
3 Wiowera Street, Kanwal, NSW	7	-	N/A	0	-	-	0.42	Nov 23	0.00	0.42
24 Gillon Court St Albans, VIC	5	-	N/A	0	-	-	0.97	Dec 23	0.00	0.97
15 Dwyer Avenue, Woy Woy, NSW	8	-	N/A	0	-	-	0.82	Feb 24	0.00	0.82
651 Pacific Highway, Kanwal, NSW	7	-	N/A	0	-	-	0.65	Nov 23	0.00	0.65
70 Moreland Road, Brunswick, VIC	9	-	N/A	0	-	-	1.40	Aug 23	0.00	1.18
38 & 40 Orth Street, 1-5 Hargrave Street & 26 Somerset Street, Kingswood, NSW	-	-	N/A	0	-	-	8.00	Feb 24	0.00	8.50
205 St Albans Rd St Albans, VIC	5	-	N/A	0	-	-	0.63	Dec 23	0.00	0.64
7 Wiowera Road, Kanwal, NSW	7	-	N/A	0	-	-	0.84	Nov 23	0.00	0.84
22 Gillon Court, St Albans, VIC	5	-	N/A	0	-	-	0.86	Dec 23	0.00	0.89
151-153 Furlong Road, St Albans, VIC	-	-	N/A	0	-	-	3.90	Nov 23	5.25	3.92
20 Gillon Court St Albans, VIC	-	-	N/A	0	-	-	0.80	Dec-23	0.00	0.83
22 Buttercup Close, Meadowbrook QLD	10	-	N/A	0	-	-	0.55	Aug 23	0.00	0.55
Wyvern, 4A Larool Road, Terrey Hills, NSW	-	-	N/A	0	-	-	72.50	Nov 23	0.00	98.99
199 St Albans Rd, St Albans, VIC	-	-	N/A	0	-	-	0.70	Dec 23	0.00	0.70
203 St Albans Rd, St Albans, VIC	5	-	N/A	0	-	-	0.70	Dec 23	0.00	0.70
17 Buttercup Close, Meadowbrook, QLD	10	-	N/A	0	-	-	0.57	Aug 23	0.00	0.57
19 Buttercup Close, Meadowbrook QLD	10	-	N/A	0	-	-	0.55	Aug 23	0.00	0.56
59 East Street, Ipswich, QLD	-	-	N/A	0	-	-	7.00	May 24	0.00	7.03
201 St Albans Rd, St Albans, VIC	-	-	N/A	0	-	-	0.70	Dec 23	0.00	0.70
133-139 Jannali Avenue, Sutherland, NSW	13	-	N/A	0	-	-	10.50	May 23	0.00	11.56
155 Furlong Road, St Albans, VIC	5	-	N/A	0	-	-	0.90	May 24	0.00	0.91
Newmarket - 1 North Terrace, Adelaide, SA	-	-	N/A	0	-	-	34.00	Feb 24	0.00	34.36
Cobblebank - 2 Coach St, Cobblebank, VIC	-	-	N/A	0	-	-	15.24	Aug 23	0.00	15.83
16 Gillon Court, St Albans, VIC	5	-	N/A	0	-	-	0.80	May 24	0.00	0.80
18 Nestor Drive, Meadowbrook, QLD	-	-	N/A	0	-	-	14.50	Nov 23	0.00	14.82
Knoxfield Aged Care Facility, VIC	-	-	N/A	0	-	-	12.75	Feb 24	0.00	22.49
Sub total				0			199.73			238.71
Direct Properties Total										3,479.96
Cash and other assets										
Cash and cash equivalents										20.4
Class A cash reserve										15.5 ¹⁵
Other										58.4
Loan receivables										11.9
Total Cash and other assets										106.20
Total (T) / Weighted Average (A)				194 (T)	94.91 (A)	15.06 (A)	3,427.8 (T)		5.21 (A)	3,586.1 (T)
Notes										

- 1 Valuation Policy - Regular valuation of underlying property assets is an important aspect of managing the Fund. Valuations are conducted by qualified independent valuers in accordance with industry standards. We also have a policy of generally obtaining independent valuations on Fund direct properties each year and, for assets under development, within an 18-month period. Additionally, as part of our active management approach, we may test asset values on market. At times we may enter arrangements at arm's length with third parties which may impact the value of assets within the portfolio including, but not limited to, put and call options in respect of all or part of an asset within the portfolio. If the value of an asset is impacted in this way, the value may replace the last independent valuation obtained.
- 2 Weighted Average Lease Expiry (WALE) by base rental income. Vacancies are valued at market income. Assets under development excluded.
- 3 A market capitalisation rate is the rate, expressed as a percentage, that reflects the likely yield a property will generate over the medium term. It has regard to a property's unique characteristics and is a measure of the property's risk/return profile with higher rates reflecting higher risk and its function is to convert a property's income into value. The market capitalisation rate is assessed by the independent valuer by dividing the stabilised net property income of the property or a portfolio of properties by the assessed valuation of the property or portfolio, excluding costs of acquisitions and fees.
- 4 Beleura Hospital now includes additional NLA from the new Mental Health & Rehab buildings pending survey.
- 5 Land held for future expansion of Sunshine Day Surgery and Clinic, St Albans, VIC.
- 6 Properties adjoining Beleura Private Hospital, Mornington, VIC.
- 7 Land held for future expansion of Tuggerah Lakes Private Hospital, NSW.
- 8 Land held for future expansion of Brisbane Waters Private Hospital.
- 9 Land adjacent to Brunswick Private Hospital
- 10 Residential property strategically relevant to future proposed development.
- 11 Occupancy and WALE reflective of recently announced voluntary administration of Unitas Healthcare Pty Ltd
- 12 Formally referred to as 34 Investigator Drive, Robina, QLD
- 13 Land held for future development
- 14 Western Hospital entered voluntary administration on 29 January 2024
- 15 Class A cash reserve of \$7.3m as at 2 September 2024

Property development

The Trust can enhance its existing properties and add further value to investors through selective exposure to property development. Property development may include the construction of a new building, significant increases to the lettable area of a building or significant changes to the nature or use of the property.

In managing the Trust's property portfolio, we may refurbish or redevelop properties from time to time as required. Material property developments will only be undertaken where substantial pre-commitments to lease are in place and development risk is appropriately mitigated.

One of the risks of property development is construction risk. Construction projects carry a risk that the costs of the project might be higher than budgeted, the project may take longer than expected to complete or the project may not be finished.

We endeavour to mitigate construction risks by negotiating a capped arrangement with builders and/or tenants whereby any costs incurred above this amount will be the responsibility of the builder/tenant as the case may be.

Some of the more significant developments are detailed below:

Wyvern Private Hospital, Terrey Hills, NSW

Construction work has reached completion at the new, 84 bed private hospital in Sydney's northern suburb of Terrey Hills. The \$106 million facility has been leased to Wyvern Health for 30 years from practical completion.

Infinite Care, Knoxfield Aged Care Facility, Lot 145 Bunjil Way, Knoxfield, VIC

Work is progressing on the construction of a 177-bed residential aged care facility at Knoxfield, VIC. Foundations and ground floor structure and services are completed with current work involving structural elements of various upper levels. This \$67.16 million project has a contractual completion date of January 2026.

Beleura Private Hospital, Mornington, VIC

Agreement has been reached for a \$24 million project involving the construction of two operating theatres, reconfiguration of the theatre recovery area and an upgrade to the central sterile services department. The work will include electrification of the domestic hot water system in the theatre suite and expansion of the electrical system to support a solar panel system. Completion is expected in December 2025.

Valuation policy

Benchmark 4 – Valuation policy

The Responsible Entity maintains and complies with a written valuation policy that requires:

- a valuer to:
 - be registered or licensed in the relevant state, territory or overseas jurisdiction in which the property is located (where a registration or licensing regime exists), or otherwise be a member of an appropriate professional body in that jurisdiction; and
 - be independent.
- Procedures to be followed for dealing with any conflicts of interest
- rotation and diversity of valuers
- valuations to be obtained in accordance with a set timetable; and
- for each property, an independent valuation to be obtained:
 - before the property is purchased:
 - for a development property, on an 'as is' and 'as if complete' basis; and
 - for all other property, on an 'as is' basis; and
 - within two months after the directors form a view that there is a likelihood that there has been a material change in the value of the property.

The Trust meets this benchmark and complies with AUFM's Valuation Policy. For further information or to obtain a copy of the Valuation Policy please contact us.

Regular valuation of underlying property assets is an important aspect of managing the Trust in the best interests of investors. In addition to the above requirements, the Valuation Policy also requires that:

- independent external valuations for new properties must be completed no more than three months prior to exchange of contracts;
- independent external valuations for existing properties will generally be conducted once every 18 months if the property is in construction phase and otherwise, at least once in a financial year unless exceptional circumstances exist;
- where there are multiple properties in a portfolio, the valuations are to be staggered through the year; and
- where a property has been contracted for sale, the contracted sale price may be adopted instead of the independent external valuation.

Additionally, as part of our active management approach, we may test asset values on market. At times, we may enter arrangements at arm’s length with third parties which may impact the value of assets within the portfolio including, but not limited to, put and call options in respect of all or part of an asset within the portfolio. If the value of an asset is impacted in this way, the value may replace the last independent valuation obtained.

Related party transactions

Benchmark 5 and Disclosure Principle 5 – Related party transactions

The Responsible Entity maintains and complies with a written policy on related party transactions, including the assessment and approval processes for such transactions and arrangements to manage conflicts of interest.

The Trust meets this benchmark and complies with AUFM’s Conflicts of Interest Policy.

Related party transactions carry a risk that they could be assessed and reviewed less rigorously than transactions with non-related parties.

Australian Unity has policies and guidelines in place to manage the risk of any actual or perceived conflict of interest as a result of a related party transaction. Related party transactions with Australian Unity Group entities are reviewed, approved and monitored by senior management with a clearly identified governance policy. Decisions in relation to conflicts of interest and related party transactions are documented.

As appropriate, we provide ongoing updates of material service engagements and financial benefits that are paid to related parties through the Fund Update and Continuous Disclosure Notice. The quantum of related party payments is reported yearly as part of the Trust’s Annual Report.

For further information about the Management of Conflicts of Interest Policy please contact us. The latest Fund Update and Annual Report can be found on our website australianunity.com.au/wealth. Alternatively, we can send you a free copy if you call us on 1300 997 774 or +61 3 9616 8687.

Related party activity

Property management services

AUFM has appointed Australian Unity Property Management Pty Ltd (‘AUPM’) ABN 76 073 590 600 to provide some property management services to the Trust.

Australian Unity Property Management

AUPM is a property management business that may, under a written arrangement, provide some of the following services to the Trust as nominated from time to time:

- strategic advice on property acquisitions and sales or arranging the sale or acquisition of property assets;
- management of premises;
- debt arranging, debt structure advice, debt facility negotiation and debt management;
- valuation services;
- leasing services; and
- property management and project supervision.

The appointment of AUPM for these services is not exclusive and AUFM may engage other service providers to undertake these functions.

From 1 July 2023 to 30 June 2024, \$2.12 million has been charged by AUPM for services provided.

Other related party service providers

AUFM charges the Trust for administration expenses (audit fees inclusive) as per the relevant Product Disclosure Statement. We estimate these costs to be 0.29% p.a. of the net asset value of the Trust.

From 1 July 2023 to 30 June 2024, the amount charged to the Trust was \$6.37 million (excluding GST). This is made up of related party and non-related party expenses.

Relationship of related parties

The relationship of each of the related party entities described in this document is summarised as following:

Name of entity	ABN	Wholly owned by
Australian Unity Limited (‘AUL’)	23 087 648 888	-
Australian Unity Funds Management Limited (‘AUFM’)	60 071 497 115	AUL
Australian Unity Property Management Pty Limited (‘AUPM’)	76 073 590 600	AUL
Australian Unity Investments Limited (‘AUIL’)	18 658 761 561	AUL
Australian Unity Strategic Investments Pty Ltd (‘AUSI’)	36 085 775 720	AUL
ACN 085 352 405 Pty Ltd (formerly Australian Unity Property Funds Management Limited) (‘AUPFML’)	28 085 352 405	AUSI
Australian Unity Investment Management Administration Pty Limited (‘AUIMA’)	76 115 442 969	AUPFML
Australian Unity Strategic Holdings Pty Ltd	39 006 803 050	AUL

These entities form part of the Australian Unity Group.

Investments as at 30 June 2024

AUL and its subsidiaries (related parties) may invest in the Trust and the Trust may invest in related parties from time to time.

As at 30 June 2024, related parties held interests in the Trust of:

Name of related entity	\$ value (M)	% of Fund's assets
Australian Unity Strategic Holdings Pty Ltd	65.25	3.49%
Australian Unity Health Ltd	43.71	2.34%
Pro-D Balanced Fund	2.84	0.15%
Pro-D Growth Fund	1.96	0.10%
Australian Unity Property Income Fund	0.97	0.05%
Pro-D High Growth Fund	0.62	0.03%
Lifeplan Management Fund	0.01	0.00%

As at 30 June 2024, the Trust held investments in related parties of:

Name of related entity	\$ value (M)	% of underlying fund
Australian Unity Wholesale Cash Fund	2.56	0.12%
Altius Sustainable Short Term Income Fund	2.42	0.11%

Basis of related party investment terms

Investor approval is not required for the arrangements between the related party entities described in this document, as they have been made on commercial terms and conditions and on an arm's length basis.

The related party arrangements described in this document adhere to AUFM's Conflicts of Interest Policy.

Distribution practices

Benchmark 6 and Disclosure Principle 6 – Distribution practices

The Scheme will only pay distributions from its cash from operations (excluding borrowings) available for distribution.

The Trust does not meet this benchmark.

The Trust aims to source and currently sources, all distributions from funds from operations ('FFO'). However, it is permitted to fund distribution payments from other sources, such as capital, if we consider it to be in the interests of investors (for example if rental income is suddenly reduced unexpectedly) and where payment from that source is expected to be sustainable given the circumstances.

FFO is a key determinant for the Trust when calculating and deciding the level of distribution to pay. To reconcile net profit to FFO and distributions the Trust may make adjustments to net profit for changes in investment properties, non-cash impairment of goodwill, non-cash fair value adjustments to financial instruments,

amortisation on incentives, rental straight-line adjustments and other unrealised one-off items.

A reconciliation of the net profit to FFO and distributions is set out in the table below, in accordance with the PCA and PFA RG46 Voluntary Practice Note, for the twelve months ended 30 June 2024.

	Actual \$(M)
Net profit	(230.3)
Valuation changes ¹	292.8
Interest rate derivative changes	9.3
Other ²	5.9
Funds from operations	77.5
Distributions declared	95.9

1. Valuation changes include direct property revaluations (net of amortisation), listed property trusts unrealised/realised valuation changes, unrealised financial asset movements and rental straight-line adjustments.
2. Other includes swaps break costs paid and other one-off items.

The distributions declared at 30 June 2024, exceeded the available FFO by \$18.4 million. The excess was funded from capital, part of which was utilised to distribute a portion of the capital gains to assist investors with managing tax liabilities where applicable. The distribution approach aligns with the Trust's past practices throughout its lifecycle. The Distribution Policy continues to align with the ongoing earning capacity of the Trust. We anticipate an increase in FFO over the 12 months to 30 June 2025, enabling the Trust to sustainably source distributions over this period. Where the Trust makes distributions from capital, this will have the effect of reducing investors' equity. Where this occurs and the Trust has borrowings, the reduction in investor's equity will have the effect of increasing the gearing ratio and gearing related risks. Where a trust is close to its gearing related covenants, the risk of breaching these covenants is increased.

Withdrawal rights

Disclosure Principle 7 – Withdrawal rights

Retail and Wholesale Units

Under normal operating conditions Retail Unit and Wholesale Unit withdrawals from the Trust are paid quarterly.

The maximum total amount available for withdrawals each quarter is 2.5% of the net asset value of the relevant class of units on issue (although we have the discretion to alter this amount). If this amount is exceeded, withdrawals may be met on a pro-rata basis.

Where a pro-rata payment occurs, investors will need to reapply in a subsequent withdrawal period if they wish to withdraw any further amount.

An investor's written request must be received by 3:00 pm at our Melbourne office on or before the quarter end date (being 28 May, 28 August, 28 November, 28 February, or the next business day if the 28th is a non-business day) to receive the withdrawal price as at the cut-off date. Otherwise, the withdrawal request will be processed in the following quarter.

Northwest litigation settlement withdrawal arrangements

As at 30 June 2024 Northwest (and its affiliate) had 38.73 million Wholesale Units remaining that are gradually reducing with each quarterly withdrawal facility.

Class A Units

In normal operating conditions Class A Unit withdrawals from the Trust are paid monthly. Monthly withdrawals will be met from the cash reserves held specifically for Class A Units.

In abnormal operating/market conditions the demand for withdrawals may exceed the amount of cash reserve held for Class A Units. Where this occurs, withdrawals will instead be met on a quarterly basis and will be subject to a quarterly cap of 2.5% of the net asset value of Class A Units (although we have the discretion to alter this amount). If this amount is exceeded, withdrawals may be met on a pro-rata basis. Where a pro-rata payment occurs, investors will need to reapply in a subsequent withdrawal period if they wish to withdraw any further amount. Quarterly withdrawals will be met from the Trust's general cash holding.

Investors written request must be received by 3:00 pm at our Melbourne office on or before the 28th of the month (or the next business day if the 28th is a non-business day) to receive the withdrawal price as at that cut-off date. Otherwise, the withdrawal request will be processed in the following month.

All unit classes

Where we are required to sell property assets, it may take longer for investors to receive their withdrawal proceeds. In extreme cases it could take 12 months or longer for investors to receive their money.

Suspension of withdrawals

While the Trust is liquid, the Trust's Constitution allows up to 365 days to meet withdrawal requests for Retail Units, Wholesale Units or Class A Units.

If we are of the view that we cannot sell the Trust's property assets within 365 days to meet withdrawal requests, the Trust will become illiquid and withdrawals will be suspended. If this occurs, investors can only withdraw when we make a withdrawal offer available in accordance with the Trust's Constitution and law.

Substantial investor withdrawal requests

In order to ensure reasonable equity among investors, where any single investor requests withdrawals of a class of units in excess of 5% of the total number of units on issue of that class during a withdrawal period, we may deem those requests to be a single withdrawal request for 5% of the total number of units on issue of that class or such higher amount as we determine at our absolute discretion.

Net tangible assets

Disclosure Principle 8 – Net tangible assets

The Trust is an open-ended property scheme and as such this disclosure principle is not applicable. However, the current unit price for the Trust is available on our website australianunity.com.au/wealth.

Contact us

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Important Information

Units in the Australian Unity Healthcare Property Trust are issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No. 234454. Information provided here is general information only and current at the time of publication. It does not take into account your objectives, financial situation or needs. Accordingly, you should consider the appropriateness of such information having regard to your objectives, financial situation and needs. In deciding whether to acquire, hold or dispose of Fund units you should obtain a copy of the Product Disclosure Statement (PDS) and seek appropriate professional financial and taxation advice before making any such decision. The PDS and Target Market Determination for the Fund is available at australianunity.com.au/wealth or by calling our Investor Services team on 1300 997 774. Past performance is not a reliable indicator of future performance. This information is intended for recipients in Australia only.