

Making a withdrawal from the Australian Unity Healthcare Property Trust

Wholesale and Retail Units

How much you can withdraw

In normal operating conditions, Wholesale and Retail Units withdrawals from the Trust are paid quarterly. The **maximum total amount available for withdrawals each quarter is 2.5%** of the total net value of the relevant class of units on issue, unless reduced at the discretion of the Responsible Entity.

The Responsible Entity expects the total quarterly amount available to fund Withdrawal Requests for all classes to be equal to 1.25% of the net asset value of the relevant class of units on issue. Please refer to the Trust's Continuous Disclosure Notice (CDN) for the most up-to-date information about the operating conditions of the Trust.

The quarterly capped withdrawal facility is expected to be oversubscribed. If withdrawal requests exceed the amount available, withdrawals may be met on a pro-rata basis. Where a pro-rata payment occurs, you will need to reapply in a subsequent withdrawal period if you wish to withdraw any further amount.

Details relating to the level of oversubscriptions will be made available on our website following each quarterly withdrawal.

Lodgement and payment times

Your written request must be received by 3:00pm at our Melbourne office on or before the quarter end date, being:

- 28 February;
- 28 May;
- 28 August;
- 28 November;
- Or the next Melbourne business day if the 28th is a non-business day.

This will enable you to receive the withdrawal price as at the 28th of that quarter end date. We will endeavour to make withdrawal payments within five days after the quarter end date.

Class A – Units

How much you can withdraw

The Class A Units of the Trust are currently experiencing abnormal operating/market conditions because the demand for withdrawals are likely to exceed the amount of Class A Units' cash reserve. Therefore, withdrawals will be met on a quarterly basis and will be subject to a **maximum quarterly amount of up to 2.5%** of the net asset value of Class A Units, unless reduced at the discretion of the Responsible Entity.

The Responsible Entity expects the total quarterly amount available to fund withdrawal requests for all classes to be equal to 1.25% of the net asset value of the relevant class of units on issue. Please refer to the Trust's CDN for the most up-to-date information about the operating conditions of the Trust.

The quarterly capped withdrawal facility is expected to be oversubscribed. If withdrawal requests exceed the amount available, withdrawals may be met on a pro-rata basis. Where a pro-rata payment occurs, you will need to reapply in a subsequent withdrawal period if you wish to withdraw any further amount. Quarterly withdrawals will be met from the Trust's general cash holding. Details relating to the level of oversubscriptions will be made available on our website following each quarterly withdrawal.

Each month, we will carry out an assessment of the status of the Class A Units' cash reserve to determine whether there are sufficient funds to satisfy the withdrawal requests. If there are sufficient funds to satisfy withdrawal requests monthly, this will occur.

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.

Lodgement and payment times

We must receive a written request from your IDPS operator by 3:00pm at our Melbourne office on or before the 28th of the month or quarter, when the Trust is experiencing abnormal conditions, (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 (or quarter, when the Trust is experiencing abnormal conditions).

You should contact your IDPS operator regarding details about withdrawal processing requirements and timeframes. You should also use any relevant withdrawal forms provided by your IDPS operator.

Further information

To submit a request, complete the [Withdrawal \(Redemption\) Request Form](#).

Withdrawal payments may be delayed or suspended in certain circumstances. Please refer to the PDS and any supplementary PDS for the full terms of the Withdrawal Facility. You can obtain a copy of the PDS from our website australianunity.com.au/wealth or by calling us on 1300 997 774 or +61 3 9616 8687 if calling from overseas.

Important information

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