

Announcement

21 July 2023

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

Increase to the August 2023 Withdrawal Facility

Australian Unity Funds Management Limited (AUFM), as the Responsible Entity for the Australian Unity Healthcare Property Trust (Trust), has determined to increase the maximum total amount available for withdrawal for the August 2023 quarterly withdrawal facility from 2.5% to 5% of the value of the Trust's Retail Units and Wholesale Units as at 28 August 2023.

Other than increasing the volume of Retail Units and Wholesale Units that may be redeemed as part of the August 2023 quarterly withdrawal, the withdrawal arrangements remain unchanged. For further information regarding the terms of the withdrawal facility refer to [information about withdrawals here](#).

This increase follows the recent settlement of the litigation commenced by Northwest and is in furtherance of AUFM's agreement to work in good faith to assist Northwest and its affiliates (Northwest) to divest their units in the Trust by 31 December 2023.

Other divestment arrangements

This increase to the August 2023 withdrawal facility is one of several measures to support Northwest to fully divest their units in the Trust by 31 December 2023. Other agreed measures include:

- Australian Unity acquiring \$50 million of Northwest's holding in the Trust
- An opportunity for existing and new investors to acquire \$100 million or more of Northwest's holding in the Trust
- Seeking to identify one or more existing or new institutional investors aligned to the values of the Trust and committed to the long-term support of the Trust to take a portion of Northwest's holding
- An increase of the November 2023 withdrawal facility to at least 3% of the value of the Trust's Retail Units and Wholesale Units

We expect to make further announcements in the short term regarding these actions designed to assist Northwest to divest their units.

More information

If you have any questions regarding the divestment arrangements, please call the Trusts Unitholder Hotline on 1300 148 339 (domestic) +61 2 9066 4059 (international).

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.