

Announcement

1 September 2023

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

August 2023 property revaluations

21 of the Trust's properties were independently valued during August 2023, with an aggregate net decrease of (\$17.51) million or (1.95%) from the properties' book value immediately prior to valuation.

Material valuation changes include:

Robina Private Hospital, Robina, QLD - The property's value increased by \$1.96 million or 3.52% from the book value prior to valuation. The increase in value is primarily attributable to the recent annual increase in rent of the property being capitalised.

Peninsula Private Hospital, Langwarrin, VIC - The property's value increased by \$2 million or 0.62% from the book value prior to valuation. The increase in book value and valuation is primarily due to the ~\$23 million brownfield development expenditure over the period, with the current stage of the development reaching Practical Completion in June 2023 and the recent increase in net income of the property being capitalised, offset by a softening of the capitalisation rate.

8 Herbert Street, St Leonards, NSW - The property's value decreased by (\$5.8) million or (6.94%) from the book value prior to valuation. The reduction in value compared to the previous valuation is a result of the capitalisation rate softening, offset by the annual increase in rent of the property being capitalised.

Hunters Hill Private Hospital, NSW - The property's value decreased by (\$2.45) million or (7.71%) from the book value prior to valuation. The reduction in value compared to the previous valuation is a result of the capitalisation rate softening offset by the annual increase in rent of the property being capitalised.

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
8 Herbert Street, St Leonards, NSW	\$83,500,000	\$83,604,546	\$77,800,000	4.75%	5.38%	(\$5,804,546.48)	(6.94%)
15 Butterfield St, Herston, QLD	\$123,000,000	\$123,471,824	\$119,000,000	5.00%	5.38%	(\$4,471,824.32)	(3.62%)
North Shore Specialist Day Hospital, St Leonards, NSW	\$35,000,000	\$39,658,021	\$37,000,000	4.25%	4.50%	(\$2,658,020.88)	(6.70%)
Hunters Hill Private Hospital, NSW	\$31,500,000	\$31,748,775	\$29,300,000	4.50%	5.25%	(\$2,448,774.74)	(7.71%)
Peninsula Private Hospital, Langwarrin, VIC	\$301,250,000	\$324,997,910	\$327,000,000	4.13%	4.25%	\$2,002,089.81	0.62%
Robina Private Hospital, Robina, QLD	\$56,300,000	\$55,785,601	\$57,750,000	4.25%	4.25%	\$1,964,399.40	3.52%
Brunswick Private Hospital, Brunswick, VIC	\$57,750,000	\$57,732,268	\$56,000,000	4.25%	4.50%	(\$1,732,267.51)	(3.00%)
46-50 Underwood Street, Corrimal, NSW	\$20,000,000	\$20,011,450	\$18,500,000	4.50%	4.88%	(\$1,511,450.01)	(7.55%)
Part 201 Ferris Road, Melton South, VIC	\$15,000,000	\$16,698,024	\$15,240,000	n/a	n/a	(\$1,458,023.71)	(8.73%)
Eureka Medical Centre, VIC	\$11,000,000	\$11,011,607	\$9,800,000	5.00%	5.75%	(\$1,211,606.50)	(11.00%)
All other revalued properties (11 total)	\$125,935,000	\$135,540,700	\$135,360,000			(\$180,700)	(0.13%)
Total	\$860,235,000	\$900,260,725	\$882,750,000			(\$17,510,725)	(1.95%)

Announcement

1 September 2023

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

New \$100m debt facility

We are pleased to advise that during August 2023 the Trust increased its debt capacity by \$100 million (from \$1.3 billion to \$1.4 billion). This provides additional liquidity to support the upcoming needs of the Trust, including the current pipeline of acquisitions and developments. The new \$100 million loan is with a new financier and further increases diversification.

Subject to market conditions, the Trust remains committed to further prudent capital management activities including accessing longer tenor debt capital markets to further diversify its capital sources and optimise the funding match for its long-term asset base and weighted average lease expiry.

Trust borrowing details

As of 25 August 2023, the Trust's gearing ratio was 28.71% and the Trust's gross assets value stood at \$4.036 billion with total borrowings of \$1.159 billion.

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.