Announcement

10 September 2026

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

Peninsula Private Hospital Divestment

On 7 September 2026, the Trust successfully completed the divestment of Peninsula Private Hospital, in Langwarrin, Victoria, for a gross sale price of $291.25 million.[1]

The transaction forms part of the Trust's active portfolio management strategy and is consistent with its key objectives to strengthen the Trust's balance sheet, reduce gearing and enhance financial flexibility.

August 2026 Valuations

In August 2026, three of the Trust's properties were independently revalued resulting in a net aggregate increase of $3.64 million compared to the properties book values immediately prior to valuation. The increase was primarily driven by rental growth across the three assets, which was partially offset by a modest expansion in capitalisation rates. The Trust's weighted average capitalisation rate marginally softened from 5.70% to 5.72%.

The key valuation movements were:

- STARS, QLD – Positive impact of $3.7 million relative to book value, primarily driven by rental growth.
- Wyvern Private Hospital, NSW – negative valuation movement of $0.1 million relative to book value. The impact of capitalisation rate expansion was largely offset by the recent CPI-linked rent review.
- Ipswich Medical Centre and Day Hospital, QLD – Positive valuation movement of $0.05 million relative to book value, reflecting broadly stable valuation metrics.

As at 24 August, 60% of the Trust's properties were revalued within the preceding six months.

Trust Borrowing Details

As at 31 August 2026, the Trust's look-through gearing ratio was 45% and the Trust's gross asset value stood at $3.05 billion, with total borrowings of $1.39 billion.

As at the settlement date, net sale proceeds were applied to reduce debt and lower look-through and unencumbered gearing by approximately five to six percentage points.

[1] Excludes transaction costs and other sale-related adjustments.

More Information

We regularly provide up to date information about the Trust, including quarterly Fund Updates, RG46 portfolio information and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, Trust diversification, valuations, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Documents' section of this website or contact Investor Services on 1300 997 774 or +61 3 9616 8687 for copies of the Trust Update.

Important Information

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