Announcement

25 November 2026

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

November 2026 Valuations

In November 2026, 41 of the Trust's properties were independently valued, representing approximately 42% of the portfolio by value. The valuations resulted in a net aggregate increase of $2.9 million relative to the properties' book values immediately prior to valuation. This contributed approximately 0.17% to the unit price of each unit class, as outlined below:

- Class A: 0.21 cents per unit (0.17%)
- Retail: 0.35 cents per unit (0.17%)
- Wholesale: 0.34 cents per unit (0.17%)

Continued rental growth supported valuations, offsetting an expansion in capitalisation rates. As at 30 September 2026, 62% of the Trust's income was linked to CPI, with approximately 21% subject to uncapped CPI increases. This rental structure may provide support for future rental growth and property valuations, although valuation outcomes remain subject to market conditions.

Capitalisation rates expanded across the Trust's major property subsectors, increasing by 7 basis points for hospitals, 8 basis points for medical centres and medical offices, and 5 basis points for aged care.

On a like-for-like basis, excluding divested properties, the Trust's portfolio weighted average capitalisation rate increased by 7 basis points from 5.76% to 5.83%.

The key valuation movements were:

- **Butterfield St, QLD** – Positive valuation movement of $7.6 million relative to book value, primarily reflecting the exercise of option and lease extension, which reduced vacancy risk, together with favourable incentive adjustments.
- **Western Private Hospital, SA** – Negative valuation movement of $3.8 million relative to book value. The impact of capitalisation rate expansion from 5.50% to 6.00%, was partially offset by increased rent from new leasing agreements and contracted rent reviews.
- **Figtree Private Hospital, NSW** – Negative valuation movement of $3.3 million relative to book value, reflecting capitalisation rate expansion from 5.50% to 6.25%, informed by recent sales evidence, which was not offset by rent growth in the absence of a recent rent review.

As at 23 November 2026, 76% of the Trust's properties had been independently valued within the preceding six months.

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 our website australianunity.com.au/wealth/hpt or contact Investor Services on 1300 997 774 or +61 3 9616 8687 for copies of the Trust Update.

Announcement

25 November 2026

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

Important Information

Units in the Australian Unity Healthcare Property Trust (Fund) 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 consider same 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/hpt 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.