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

Continuous Disclosure Notice

6 August 2026

Update on the sale process of Peninsula Private Hospital

Australian Unity Healthcare Property Trust ("Trust") today announced the unconditional exchange of contracts for the sale 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.

Australian Unity's Executive General Manager – Funds Management and Fund Manager for the Trust, Viji Yogavaran, said the transaction demonstrated the continued execution of the Trust's capital management strategy.

"Peninsula Private Hospital has been an excellent investment for investors in the Healthcare Property Trust, and this transaction outcome reflects both the quality of the asset and the disciplined approach we're taking to capital management.

The sale allows the Trust to realise value from a mature asset while providing additional financial flexibility to support future investment opportunities for unitholders."

Settlement is expected to occur in September 2026.

Property overview

Peninsula Private Hospital is a 350-bed acute private hospital operated by Ramsay Health Care, located approximately 45 kilometres south-east of the Melbourne CBD. The property was acquired by Australian Unity in 2006 for $47 million (plus acquisition costs) and has undergone several brownfield expansion projects.

As at 31 July 2026, the property had:

- Occupancy: 100%
- Independent valuation: $291.25 million
- WALE: 34 years
- Unlevered IRR[2]: ~10.7%

Use of proceeds

Upon settlement, net sale proceeds will be applied to reduce debt and lower look-through and unencumbered gearing by approximately 5 to 6 percentage points.

Debt refinance

The Trust has now achieved financial close on the $333 million syndicated borrowing facility. The new syndicated loan will be utilised to refinance debt due at the end of 2026 and 2027.

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

[2] Unlevered pre-tax IRR calculated based on forecast net sale proceeds assuming settlement occurs in September 2026.

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.