

Announcement

12 March 2026

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

Important update to the Trust's withdrawal arrangements

Effective from 16 March 2026, investors are able to elect to utilise the Trust's 'carry forward facility' option under which any unfulfilled part of a pro-rated withdrawal request will be automatically carried forward to the next capped withdrawal facility and treated as a new withdrawal request for the unfulfilled amount.

To take advantage of the carry forward facility, investors' must grant the Responsible Entity a limited power of attorney as set out in the Trust's withdrawal form. This limited power of attorney enables the Responsible Entity to apply on behalf of the investor for the unfulfilled part of a withdrawal request at the next available quarterly capped withdrawal facility. The Responsible Entity will continue to apply for withdrawals on an ongoing basis until:

- the withdrawal request is fulfilled;
- the investor notifies the Responsible Entity in writing to cancel the withdrawal request or otherwise revokes the appointment of the Responsible Entity as limited power of attorney;
- the investor makes a new withdrawal request, thereby cancelling any outstanding unfulfilled request (utilising the carry forward facility); or
- the withdrawal facility is cancelled by the Responsible Entity.

When an investor submits a withdrawal request and nominates the Responsible Entity as a limited power of attorney, the investor is deemed to have authorised the Responsible Entity to act as their agent and attorney for the purpose of carrying out all actions required to give effect to the redemption of that investor's Units in line with the original request.

The terms of the limited power of attorney are provided in the Trust's withdrawal form, available from our website australianunity.com.au/wealth/forms.

Alternatively, if a pro-rata payment occurs and the investor does not elect to utilise the carry forward facility, investors can reapply in the next capped withdrawal facility if they wish to withdraw any further amount. For more information, please refer to the Trust's Product Disclosure Statement (PDS) available on our website at australianunity.com.au/hpt.

Product feature changes

Effective from 16 March 2026, the Trust's minimum initial investment amount and minimum balance has increased to \$15,000 for all unit classes:

Unit class	Previous Minimum Balance	New Minimum Balance
Class A Units	\$5,000	\$15,000
Retail Units	\$1,000	\$15,000
Wholesale Units	\$5,000	\$15,000

Retail Units are not presently open for new applications.

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11 March 2026

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If as a result of a withdrawal request, an investor's account value falls below the minimum balance, we may treat the request as a request to withdraw in full and close the account. For more information regarding the minimum initial investment amount and minimum balance, please refer to the Trust's PDS available on our website at australianunity.com.au/hpt.

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 '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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