

Announcement

3 February 2026

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

January 2026 property divestment

On 30 January 2026, the Trust settled the RPAH Medical Centre located at Newtown, NSW for a gross sale price of \$117 million (prior to sale costs and adjustments). The net proceeds from the sale will be utilised to reduce the Trust's debt.

Trust borrowing details

As at 30 January 2026, the Trust's look through gearing ratio was 39.26% and the Trust's gross assets value stood at \$3.32 billion, with total borrowings of \$1.424 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 '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

Units in the Australian Unity Healthcare Property Trust (Trust) 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 Trust 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 Trust is available at australianunity.com.au/wealth 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.