

Announcement

31 August 2022

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

August 2022 property revaluations

Thirty-one of the Trust's properties were independently valued during August 2022, resulting in a net increase of \$19.73 million or 1.48% from the properties' book value immediately prior to valuation. Some of the valuation changes included:

Peninsula Private Hospital (incl vacant land), VIC – The property's value increased by \$17 million or 6.01% from the book value prior to valuation. The increase in value is primarily attributable to the recent annual increase in rent of the property being capitalised.

Beleura Private Hospital, VIC – The property's value increased by \$0.20 million or 0.11% from the book value prior to valuation.

RPAH Medical Centre, NSW – The property's value increased by \$0.25 million or 0.19% from the book value prior to valuation.

15 Butterfield St, Herston QLD – The property's value increased by \$3.00 million or 2.50% from the book value prior to valuation. The increase in value is primarily attributable to the recent annual increase in rent of the property being capitalised

Top 10 properties by value

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
Peninsula Private Hospital (incl vacant land), VIC	\$283,000,000	\$286,489,321	\$300,000,000	4.00%	4.00%	\$13,510,679	4.72%
Beleura Private Hospital, VIC	\$179,400,000	\$179,466,326	\$179,600,000	4.00%	4.00%	\$133,674	0.07%
RPAH Medical Centre, NSW	\$133,500,000	\$133,759,456	\$133,750,000	4.75%	4.75%	-\$9,456	-0.01%
15 Butterfield St, Herston QLD	\$120,000,000	\$120,450,316	\$123,000,000	5.00%	5.00%	\$2,549,684	2.12%
8 Herbert Street, St Leonards, NSW	\$82,500,000	\$83,484,982	\$83,500,000	4.75%	4.75%	\$15,018	0.02%
Brisbane Waters Private Hospital, NSW	\$69,500,000	\$69,639,216	\$71,300,000	4.50%	4.50%	\$1,660,784	2.38%
Sonic Collingwood, VIC	\$65,000,000	\$65,005,550	\$65,000,000	4.50%	4.50%	-\$5,550	-0.01%
Brunswick Private Hospital, VIC	\$55,400,000	\$55,591,670	\$57,750,000	4.25%	4.25%	\$2,158,330	3.88%
Robina Private Hospital, QLD	\$54,500,000	\$55,166,881	\$56,300,000	4.25%	4.25%	\$1,133,119	2.05%
Sonic Osborne Park, WA	\$55,000,000	\$55,000,000	\$55,000,000	4.50%	4.50%	\$0	0.00%

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Property acquisition

On 3 August we completed the purchase of 201 St Albans Road St Albans VIC for \$1.25 million (plus acquisition costs).

The property has been earmarked for future expansion of the Sunshine Private Hospital and other proposed healthcare uses including aged care.

Trust borrowing details

As of 23 August 2022, the Trust's gearing ratio was 21.7% and the gross assets stood at \$3.38 billion with total borrowings of \$734 million.

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