

Announcement

18 November 2021

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

November 2021 property acquisitions and settlements

We are pleased to advise that the Trust has settled a transaction with McKenzie Aged Care Group acquiring three Queensland aged care properties for \$93.65 million (excluding acquisition costs). The properties have been leased back to McKenzie Aged Care Group for a minimum term of 25-years. The 25-year lease agreement includes the option for McKenzie Aged Care Group to extend the lease by two additional 10-year periods.

The purchase is in line with the Trust's commitment to invest in high quality, income-producing assets that expand and improve healthcare and social infrastructure in Australia's key growth corridors.

Further details of the three properties, including virtual tour video links of the McKenzie Aged Care Group facilities are provided below¹:

[CapellaBay Aged Care](#), 260 Old Cleveland Rd East, Capalaba, QLD – a contemporary 133-resident facility located in Capalaba, approximately 22 kilometres south-east of the Brisbane CBD.

[Seabrook Aged Care](#), 15-29 Bonton Avenue Deception Bay, QLD – provides accommodation for 122 residents and is in the established suburb of Deception Bay, 40 kilometres north of the Brisbane CBD.

[The Terraces Aged Care](#), 74 University Drive Varsity Lakes, QLD – a modern three-storey 149-resident facility in the Gold Coast suburb of Varsity Lakes.

Trust borrowing details

As of 17 November 2021, the Trust's gearing ratio was 18.07% and the gross assets stood at \$2.99 billion with total borrowings of \$541.00 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.

1. The Trust does not make any representations or warranty, expressed or implied, as to the accuracy or completeness of the links provided by external third parties.