

Announcement

2 September 2016



Australian Unity Healthcare Property Trust – ARSN 092 755 318

Property revaluations

Three additional properties of the Trust were independently valued during August 2016, resulting in a net decrease of \$445,913 or 2.60% from the properties' [book value](#) immediately prior to valuation. The material variation included:

Calvary Rehabilitation Hospital, Walkerville, SA – The independent value of Calvary Rehabilitation Hospital, decreased in value by \$448,150 or 2.85% from the property's book value immediately prior to valuation. Although there was a reduction in the capitalisation rate from 9.50% to 8.50%, this was offset by the valuer's assessment of a lower market rent.

Valuation details:

Property	Pre-valuation book value	New independent valuation	Previous capitalisation rate (%)	New capitalisation rate (%)	Variance to book value	Variance to book value (%)
Calvary Rehabilitation Hospital, Walkerville, SA	\$15,698,150	\$15,250,000	9.50%	8.50%	(\$448,150)	(2.85%)
12 View Road, Walkerville, SA	\$791,140	\$800,000	N/A	N/A	\$8,860	1.12%
10 North East Road, Walkerville, SA	\$656,623	\$650,000	N/A	N/A	(\$6,623)	(1.01%)
Total	\$17,145,913	\$16,700,000			(\$445,913)	(2.60%)

At 31 August 2016 the Trust's gearing ratio was 23.38% and the gross assets stood at \$1,102.03 million, with total borrowings of \$257.70 million.

More information

We regularly provide up to date information about the Trust, including monthly Fund Updates and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' section of this website or contact Investor Services on 13 29 39 for copies of the Fund Update.

Disclaimer

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115 AFSL 234454 in its capacity as Responsible Entity. This information is intended only to provide a broad summary of this financial product and is not intended to represent general, specific investment or professional advice. Investment decisions should not be made upon the basis of past performance or distribution rate, since future returns will vary. You should refer to the current Product Disclosure Statement if you wish to know more about this product. A copy can be obtained by telephoning 13 29 39, or from our website australianunityinvestments.com.au. The information provided here was current at the time of publication only, and we recommend that you access our website for further information.

Australian Unity Funds Management Limited, ABN 60 071 497 115, AFS Licence No 234454
Address 114 Albert Road, South Melbourne VIC 3205 **Investor Services** 13 29 39 **Adviser Services** 1800 649 033
Website australianunityinvestments.com.au **Email** investments@australianunity.com.au

Applicable to ARSN 092 755 318

Retail Units AUS0102AU

Wholesale Units AUS0112AU

Class A Units AUS0037AU