

Australian Unity Healthcare Property Trust – Wholesale Units

ARSN 092 755 318

Announcement – 28 May 2015

Temporary suspension of applications for new investors into Wholesale Units

Effective 15 June 2015, the Wholesale Unit class of the Australian Unity Healthcare Property Trust ('Trust') will be temporarily suspended to new applications.

Due the Trust's significant success, we continue to receive a large volume of inflows which we have closely monitored. While we have continued to acquire new properties and develop the existing assets of the Trust, this volume of inflows has led to a decline in the Trust's level of gearing, and creates the potential to dilute the Trust's distributions to existing investors. The one-year distribution return to 31 March 2015 was still a healthy 7.73%.*

As a result, in the best interest of existing investors, we have decided to suspend applications for the Wholesale Units in the Trust to new investors. This decision will be reviewed on an ongoing basis as we progress with the Trust's development and acquisition program.

Importantly, existing investors may continue to make additional investments including regular savings plans and distribution reinvestments (where applicable).

For more information

We regularly provide up-to-date information about the Trust, including 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' sections of this website or contact Investor Services on **13 29 39** for copies of these documents.

* Total return for one year to 31 March 2015 was 9.26%. Returns are calculated after fees and expenses and assume the reinvestment of distributions. Past performance is not a reliable indicator of future performance

Notice issued by:

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

Notice applicable to:

Australian Unity Healthcare Property Trust Wholesale Units

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