

ANNOUNCEMENT

Thursday, 21 April 2016



Australian Unity Healthcare Property Trust – ARSN 092 755 318

Acquisition and settlement of vacant land at Lot 1, Campus Crescent, Robina, QLD

We are pleased to advise that, on 20 April 2016, the Australian Unity Healthcare Property Trust (Trust) completed the acquisition and settlement of the vacant land located at Lot 1, Campus Crescent, Robina, QLD for approximately \$3.92 million (excluding transaction costs).

The site is within 200 metres of the Trust's Robina Private Hospital, currently under construction, and the Robina railway station. We intend to develop the land into a medical centre, with development costs estimated at approximately \$5.5 million.

The new medical centre is expected to comprise of approximately 1,500 square metres of net lettable area and provide services such as general practice, radiology, pathology, dental and pharmacy. The medical centre is expected to be leased to Primary Health Care for a term of 15 years from practical completion. The rental on the completed development is expected to reflect a 6.75% yield.

The purchase is consistent with the Trust's stated strategy to grow the property portfolio through the acquisition of new properties and the enhancement of existing properties. The transaction was funded from the debt facility and cash reserves of the Trust.

At 20 April 2016 the Trust's gearing ratio was 15.27% and the gross assets stood at \$952.72 million, with total borrowings of \$145.50 million.

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.

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