

Announcement

4 September 2020

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

August 2020 property valuations and settlement of acquisition

The property valuations resulted in a net increase of \$12 million or 14.1% from the properties' book value immediately prior to valuation.

15 Butterfield Street, Herston, QLD – The property's value increased by \$12.44million or 15.3% from the book value prior to valuation. This increase is the result of the re-signing of a five-year lease renewal with the anchor tenant, and the tightening of the property's capitalisation rate.

Lot 507 corner Eccles and Florey Boulevards, Birtinya, QLD– The property's value decreased by \$405,342 or -10.1% from the book value prior to valuation. The decline against book value represents the write-off of acquisition costs.

Valuation details:

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
15 Butterfield Street, Herston, QLD	\$81,500,000	\$81,555,830	\$94,000,000	6.25%	6.00%	\$12,444,170	15.3%
Lot 507 corner Eccles & Florey Boulevards, Birtinya, QLD	\$3,600,000	\$4,005,342	\$3,600,000	N/A	N/A	(\$405,342)	(10.1%)
Total	\$85,100,000	\$85,561,172	\$97,600,000			\$12,038,828	14.1%

Settlement of the acquisition of 33 & 40 Orth St, 26 Somerset St and 1, 3 & 5 Hargrave St, Kingswood, NSW

We are pleased to advise that on 19 August 2020, the Trust settled the acquisition of 33 and 40 Orth Street, 26 Somerset Street and 1, 3 and 5 Hargrave Streets, Kingswood, New South Wales for \$9.225m (plus acquisition costs). Located opposite the Nepean Public Hospital the properties are to be developed for healthcare-related usage.

Trust borrowing details

As of 1 September 2020, the Trust's gearing ratio was 27.9% and the gross assets stood at \$2.26 billion with total borrowings of \$632.1 million.

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More information

We regularly provide up to date information about the Trust, including quarterly Fund 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 13 29 39 for copies of the Fund Update.