

# Announcement

2 January 2018

## Australian Unity Healthcare Property Trust – ARSN 092 755 318

### Property acquisitions

We are pleased to advise that the Australian Unity Healthcare Property Trust (Trust) acquired three properties in late 2017.

On 13 September 2017 the Trust acquired and settled the property located at 3 Wiowera Road, Kanwal, NSW for \$0.47 million. This property adjoins the site for the proposed Tuggerah Lakes Private Hospital which is intended to be used as part of the future expansion.

On 27 November 2017 the Trust acquired and settled the property located at 4 Ginifer Court, St Albans, VIC for \$1.30 million. This property adjoins the site for the proposed Sunshine Private Hospital which was acquired in July 2017.

On 21 December 2017 the Trust acquired and settled the property located at 15 Dwyer Avenue, Woy Woy, NSW for \$0.725 million. This property adjoins the car park of Brisbane Waters Private Hospital and is intended to be used as part of the future expansion.

These purchases are consistent with the Trust's stated strategy to grow the property portfolio through the acquisition of new properties and development. Funding for these acquisitions were sourced through a combination of debt and cash reserves.

As at 29 December 2017 the Trust's gearing ratio was 15.74% and the gross assets stood at \$1.591 billion, with total borrowings of \$250.50 million.

### 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.

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Applicable to Australian Unity Healthcare Property Trust

Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU Funding Units AUS4511AU