

Announcement

11 August 2017

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Property revaluation

The Trust's Eureka Medical Centre located at Ballarat, Victoria was independently valued during August 2017, with a net increase of \$2.00 million or 35.71% from the property's book value immediately prior to valuation. The uplift was largely attributable to an increase in the rental income at market review. The capitalisation rate remained steady at 6.50%.

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
Eureka Medical Centre, Ballarat, VIC	\$5,600,000	\$5,600,000	\$7,600,000	6.50%	6.50%	\$2,000,000	35.71%

As at 4 August 2017 the Trust's gearing ratio was 17.30% and the gross assets stood at \$1.26 billion, with total borrowings of \$218.50 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