

Announcement

17 October 2018

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Acquisition of medical facility in Southport, Queensland

We are pleased to advise that on 16 October 2018, the Australian Unity Healthcare Property Trust (Trust) settled the acquisition of an eight-level medical facility in Southport, Queensland for \$17.5 million (plus transaction costs).

The medical facility is located in the administrative and commercial centre of the Gold Coast and comprises a day hospital, specialist suites and basement parking.

The facility has a net lettable area of 2,339 square metres and its key tenants include Ramsay Health Care, Monash IVF, Eye & Laser Centre Gold Coast and the Lotus Institute.

As at 16 October 2018 the Trust's gearing ratio was 14.27% and the gross assets stood at \$1.54 billion, with total borrowings of \$220.00 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