

Announcement

21 November 2019

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Changes to the Trust

The below changes have been made to the Trust.

Suspension of applications for Wholesale Units lifted

Effective 21 November 2019, the temporary suspension of applications for the Trust's Wholesale Units was lifted. We may choose to suspend applications at our discretion. Refer to the Wholesale Units Product Disclosure Statement dated 21 November 2019 for more information on how to apply and for details about the Trust.

The offer of Wholesale Units is limited. Investors considering applying should act promptly as we will close the offer once we are satisfied that we have received a sufficient amount of applications. Refer to our website for further updates on the status of applications.

Change to the Base Management Fee

From 1 January 2020, we have decided to change the base management fee for each of the Trust's unit classes, so that it is charged on a tiered basis. Over time the base management fee charged on a gross asset basis is expected to reduce. Refer below for a summary of the change:

Current Base Management Fee:

Wholesale Units	Class A Units	Retail Units
0.65% p.a. of the GAV relating to the Wholesale Units of the Trust.	0.65% p.a. of the GAV relating to the Class A Units of the Trust.	[0.95%] p.a. of the GAV relating to the Retail Units of the Trust.

New Base Management Fee:

Wholesale Units	Class A Units	Retail Units
The base management fee is 0.65% pa of the GAV of the Wholesale Units' share of the Trust's GAV under \$2 billion.	The base management fee is 0.65% pa of the GAV of the Class A Units' share of the Trust's GAV under \$2 billion.	The base management fee is 0.95% pa of the GAV of the Retail Units' share of the Trust's GAV under \$2 billion.
The base management fee is 0.50% pa of the GAV of the Wholesale Units' share of the Trust's GAV above \$2 billion.	The base management fee is 0.50% pa of the GAV of the Class A Units' share of the Trust's GAV above \$2 billion.	The base management fee is 0.80% pa of the gross asset value of the Retail Units' share of the Trust's GAV above \$2 billion.

Distribution Reinvestment Plan (DRP) activated

Effective from 21 November 2019 we will commence accepting requests from investors to activate the DRP. Only investors with an Australian registered address may reinvest their distributions. To participate in the DRP:

- New investors may elect to do so in the current application form, available in the Wholesale Units Product Disclosure Statement.
- Existing investors can complete and return to us the [distribution reinvestment form](#) available from our website.

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Applicable to Australian Unity Healthcare Property Trust
Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU

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.