

Announcement

30 August 2019

Australian Unity Healthcare Property Trust – ARSN 092 755 318

August 2019 property valuations

Thirteen of the Trust's properties were independently valued during August 2019, with a net increase of \$25.62 million or 4.20% from the properties' book value immediately prior to valuation. The change in value is in part, driven by the firming of capitalisations rates resulting from recent hospital sales and general tightening of yields across the healthcare sector. The material valuations included:

Peninsula Private Hospital, VIC – The independent value of the property increased in value by \$10.12 million or 6.4% from the property's book value immediately prior to valuation. The increase in value is the result of a firming of the capitalisation rate from 5.75% to 5.50% and an increase in market rent.

Mulgrave Private Hospital, VIC – The independent value of the property increased by \$8.49 million or 7.0% from the property's book value immediately prior to valuation. The increase in value is the result of a firming of the capitalisation rate from 6.00% to 5.75%.

Beleura Private Hospital and Clinic VIC¹ – The independent value of the property increased by \$2.96 million or 3.3% from the property's book value immediately prior to valuation. The valuation increase is the result of a firming of the capitalisation rate from 6.00% to 5.75%.

Figtree Private Hospital NSW – The independent value of the property decreased by \$3.80 million or 18.4% from the property's book value immediately prior to valuation. The valuation decrease is the result of a reduction in market rents as the hospital re-establishes itself in the rehabilitation services market, offset by a firming of the capitalisation rate from 6.50% to 6.25%.

1. Due to a title consolidation this valuation also incorporates 95 Herbert Street, Mornington VIC previously valued separately at \$1.27 million.

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
Peninsula Private Hospital, VIC	\$155,800,000	\$157,875,750	\$168,000,000	5.75%	5.50%	\$10,124,250	6.4%
Mulgrave Private Hospital, VIC	\$121,000,000	\$121,006,287	\$129,500,000	6.00%	5.75%	\$8,493,713	7.0%
Beleura Private Hospital and Clinic, VIC ¹	\$90,870,000	\$91,038,372	\$94,000,000	6.00%	5.75%	\$2,961,628	3.3%
15 Butterfield Street, QLD	\$80,500,000	\$80,899,488	\$81,500,000	6.75%	6.25%	\$600,512	0.7%
Brisbane Waters Private Hospital, NSW	\$47,750,000	\$47,757,650	\$50,500,000	6.25%	6.00%	\$2,742,350	5.7%
Robina Private Hospital, QLD	\$37,500,000	\$37,512,529	\$39,060,000	6.00%	5.50%	\$1,547,471	4.1%
Hunters Hill Private Hospital, NSW	\$20,800,000	\$20,885,435	\$22,250,000	6.00%	5.75%	\$1,364,565	6.5%
Figtree Private Hospital, NSW	\$20,300,000	\$20,645,019	\$16,850,000	6.50%	6.25%	-\$3,795,019	(18.4%)
Primary Robina Medical Centre, 1 Campus Street Crescent, QLD	\$15,800,000	\$15,805,000	\$16,900,000	6.00%	5.50%	\$1,095,000	6.9%
Primary Corrimal Medical Centre, 46-50 Underwood Street, NSW	\$15,400,000	\$15,400,000	\$15,700,000	6.00%	5.75%	\$300,000	1.9%
101 Herbert Street, VIC	\$860,000	\$860,000	\$850,000	n/a	n/a	-\$10,000	(1.2%)
103 Herbert Street, VIC	\$550,000	\$550,000	\$650,000	5.75%	n/a	\$100,000	18.2%
105 Herbert Street, VIC	\$550,000	\$550,000	\$650,000	6.00%	n/a	\$100,000	18.2%
Total	\$607,680,000	\$610,785,530	\$636,410,000			\$25,624,470	4.2%

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Applicable to Australian Unity Healthcare Property Trust

Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU

As at 28 August 2019, the Trust's gearing ratio was 18.76% and the gross assets stood at \$1.68 billion, with total borrowings of \$315.9 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.