

Announcement

4 February 2020

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Acquisition of assets in Queensland

We are pleased to advise that on 31 January 2020, Australian Unity Healthcare Property Trust settled the acquisition of the following properties:

Address	Tenant	Acquisition price (\$m) ¹
Mount Lofty Toowoomba Aged Care Facility, 69 Stuart Street, Harlaxton QLD 4350	Infinite Care	23.72
Cornubia Aged Care Facility, 136-144 Beenleigh Redland Bay Road, Cornubia QLD 4130	Infinite Care	23.54
Ipswich Aged Care Facility, 41-43 South Street, Ipswich QLD 4305	Infinite Care	15.00

In addition to the properties purchased, as at 31 January 2020, the Trust also advanced loans that total \$37.58 million to the tenant, Infinite Care, to assist with the fitout of the premises. These loans are repayable to the Trust in four years and are secured by the property's fittings and fixtures. Interest on the loans is payable on a quarterly basis. The loans have been made on a commercial and arm's length basis.

This settlement covers the remaining three properties of the six acquisitions contracted with Infinite Care. The initial three properties were settled on 19 December 2019.

Acquisition of asset in Victoria

On 31 January 2020, the Trust settled the acquisition of 99 Herbert Street, Mornington VIC for \$675,000 (excluding acquisition costs). This property adjoins Beleura Private Hospital and other land holdings owned by the Trust which are intended for future hospital expansion.

The above mentioned purchases are consistent with the Trust's stated strategy to grow the property portfolio through the acquisition of new properties and development.

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.

¹ Excluding transaction and other costs.