

Announcement

11 November 2020

Australian Unity Healthcare Property Trust (Trust) – ARSN 092 755 318

October 2020 property settlement and new tranche of debt

We are pleased to confirm the settlement of an acquisition and an additional tranche of debt for the Trust

Settlement of 39, 41 & 43 Orth Street, Kingswood, NSW

The Trust has settled the acquisition of 39, 41 and 43 Orth Street, Kingswood, NSW for \$7.00 million (comprising \$4.65 million purchase price plus \$2.35 million associated acquisition costs). Located opposite the Nepean Public Hospital, these properties will be consolidated on one title, upon which the construction of a new 90-bed private hospital is expected to commence in 2021.

Upon completion, the property will be leased by Matilda Healthcare on a 30-year lease.

New debt tranche

Effective 2 November 2020, the Trust increased its borrowing capacity by \$150 million by securing an additional tranche of debt. The tranche was secured from the Trust's existing three top-tier lenders, at a competitive margin and the tranche has an expiry date of 22 January 2023.

This increased borrowing capacity is expected to help the Trust to progress its substantial development pipeline with the aim of delivering an improved outcome for the Trust's investors over the long term.

Trust borrowing details

As at 2 November 2020, the Trust's gearing ratio was 28.81% and the gross assets stood at \$2.32 billion with total borrowings of \$669.6 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.