

Announcement

2 March 2021

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

Settlement of Beleura Clinic, Moorooduc, Vic

We are pleased to advise that on 22 February 2021, the Trust settled the divestment of Beleura Clinic situated at 1560 Stumpy Gully Road, Moorooduc VIC for \$1.51 million (excluding GST).

The clinic was surrendered by Ramsay Health Care with its mental health facilities decanting into the expanded hospital facilities located in Beleura Private Hospital at 925 Nepean Highway, Mornington VIC.

The 28-bed rehabilitation and 20-bed mental health expansion at Beleura Private Hospital is expected to be completed in April 2021 with the last stage of existing wards to be refurbished by July this year.

Trust borrowing details

As at 26 February 2021, the Trust's gearing ratio was 26.11% and the gross assets stood at \$2.47 billion with total borrowings of \$644.50 million.

More information

We regularly provide up to date information about the Trust, including quarterly 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.