

Announcement

22 February 2021

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

Holding Statement

Australian Unity Funds Management Limited (AUFM), as responsible entity of the Australian Unity Healthcare Property Trust (AUHPT), announces that it has received an unsolicited proposal from NorthWest Healthcare Australia RE Limited and NorthWest Healthcare Properties Real Estate Investment Trust (NorthWest) to acquire 100% of the units in AUHPT under a trust scheme of arrangement that NorthWest propose AUFM should put to the AUHPT unitholders and at a price of approximately \$2.20 per unit.

The proposal is indicative, non-binding and subject to a number of conditions and a range of approvals, including completion of satisfactory due diligence and entry into a mutually agreed scheme implementation agreement.

The board of AUFM will assess the proposal and determine whether it is in the interests of AUHPT unitholders to engage with NorthWest. Unitholders do not need to take any action at this time and will be provided with further information shortly.

AUFM remains focused on managing AUHPT to deliver on its objective of continuing to provide its investors consistent and sustainable income returns, together with long-term capital growth. At the same time, AUHPT, with the support of Australian Unity, is enabling the creation and growth of vital social, healthcare and community facilities for the benefit of all Australians.

For more information contact our AUHPT unitholder information line on 1300 502 987 (Domestic) or +61 2 8022 7953 (International).

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.