

Announcement

12 November 2018

Australian Unity Healthcare Property Trust - ARSN 092 755 318

Acquisition of medical facility in Henley Beach, South Australia

We are pleased to advise that on 12 November 2018 the Trust settled the acquisition of Western Hospital in South Australia for \$22.5 million (plus transaction costs).

A further \$5.9 million is expected to be invested on expansion and development works, which will include an additional operating theatre, air conditioning and building services upgrades.

The medical facility is the only private hospital in the catchment area of Henley Beach, eight kilometres from Adelaide's Central Business District.

The facility has a net lettable area of 9,655 square metres over approximately 17,700 square meters of land.

As at 12 November 2018 the Trust's gearing ratio was 15.86% and the gross assets stood at \$1.57 billion, with total borrowings of \$249.10 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.

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Applicable to Australian Unity Healthcare Property Trust

Retail Units AUS0102AU **Wholesale Units** AUS0112AU **Class A Units** AUS0037AU **Funding Units** AUS4511AU