

Announcement

5 October 2021

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

September 2021 Property acquisition and settlement

We are pleased to advise that on 23 September 2021 the Trust settled the acquisition of the property located at 151- 153 Furlong Road, St Albans, Victoria for \$6.0 million (plus acquisition costs). The property is located directly opposite the Sunshine Hospital Emergency Department and adjoins the Sunshine Medical Centre and Day Surgery and the site of the new Sunshine Private Hospital which is currently under construction.

The property is currently leased to Capital Radiology on a lease expiring in June 2026. The acquisition of the property will enhance the future development options to the broader site.

Trust borrowing details

As of 30 September 2021, the Trust's gearing ratio was 15.05% and the gross assets stood at \$2.88 billion with total borrowings of \$433.80 million.

More information

We regularly provide up to date information about the Trust, including quarterly Trust 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 1300 997 774 or +61 3 9616 8687 for copies of the Trust Update.