

Australian Unity Healthcare Property Trust

ARSN 092 755 318

Announcement – 4 March 2015

Acquisition of 12 Jarrett Street, North Gosford, NSW

We are pleased to advise that we have entered into an agreement to acquire a property located at 12 Jarrett Street, North Gosford, NSW for \$13.07 million (excluding transaction costs).

The property is a two-level medical centre, including a café, over 2,266 square metres, with two basement levels of car parking with 81 spaces. It adjoins Gosford Private Hospital.

The medical centre is strata-titled, with the Trust acquiring 11 of the 14 medical suites, which will be used as consulting suites for surgeons. Its anchor tenant is Sonic Healthcare.

The purchase is consistent with the Trust's stated strategy of growing the portfolio through the acquisition of properties and the enhancement of existing properties as appropriate. The property purchase will be funded from cash reserves.

We will provide a further update upon settlement of the property, which is expected to occur in late March 2015.

For more information

We regularly provide up-to-date information about the Trust, including Fund Updates and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' sections of this website or contact Investor Services on **13 29 39** for copies of these documents.

Notice issued by:

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Notice applicable to:

Australian Unity Healthcare Property Trust Retail Units	AUS0102AU
Australian Unity Healthcare Property Trust Wholesale Units	AUS0112AU
Australian Unity Healthcare Property Trust Class A Units	AUS0037AU