

Australian Unity Healthcare Property Trust

ARSN 092 755 318

Announcement – 27 March 2015

Settlement of 95 Herbert Street, Mornington, VIC

We are pleased to advise that the acquisition of the property located at 95 Herbert Street, Mornington, VIC for \$1.2 million (excluding transaction costs) settled on 25 March 2015.

The residential property sits on adjacent land to the Beleura Private Hospital, Mornington, VIC¹. The property will be developed over the long term.

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 was funded from cash reserves.

The Trust's gearing ratio after settlement was 10.60% and the Trust's gross assets stood at \$684.18 million, with total borrowings of \$72.56 million as at 25 March 2015.

¹ This property is currently held in the Trust's portfolio.

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