

Australian Unity Healthcare Property Trust

ARSN 092 755 318

Announcement – 19 June 2015

Settlement of 1 Bayberry Lane, Robina, QLD

We are pleased to advise that the acquisition of a 6,662sqm development site located at 1 Bayberry Lane, Robina, Queensland for \$7.9 million (excluding transaction costs) settled on 17 June 2015.

The Trust plans to commence building a \$20.5 million hospital development on the site. The site has been approved as 'medical' under the Robina Central Planning Agreement. The site sits within the Robina Medical Precinct and is co-located with the Robina Public Hospital.

Development will occur over three stages, with the first being the construction of a new 90 bed sub-acute hospital, along with ancillary areas, delivery dock and associated parking at basement levels. Future stages are earmarked for a full surgical hospital.

Practical completion of Stage 1 is expected to be in 2016 and, once completed, the building will be leased to Health Care Australia Pty Ltd for 25 years. The initial passing yield for Stage 1 is 7.5 percent.

The Trust's gearing ratio after settlement was 9.95% and the Trust's gross assets stood at \$728.93 million, with total borrowings of \$72.56 million as at 17 June 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