

ANNOUNCEMENT

Friday, 1 April 2016

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Acquisition and settlement of 9-13 Flintoff Street, Greensborough, VIC

We are pleased to advise that on 1 April 2016 the Australian Unity Healthcare Property Trust (Trust) completed the acquisition and settlement of the property located at 9-13 Flintoff Street, Greensborough, VIC for \$6.8 million (excluding transaction costs).

The transaction is the fourth acquisition since the Trust entered into a strategic partnership with Primary Health Care, an ASX-listed entity.

The property comprises an existing two-level commercial building on a site of approximately 2,448 square metres. The site is situated approximately 17 kilometres north east of the Melbourne CBD and is within the Greensborough commercial precinct, close to the Greensborough railway station and aquatic centre.

The property will be re-developed into a large-format medical centre comprising a day surgery, pathology, radiology and other specialist practices. Upon completion of the works, the property will be leased to Primary Health Care on a 15-year lease. The development costs for this transaction are expected to be approximately \$13.3 million.

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 acquisition was funded from the cash reserves of the Trust.

At 31 March 2016 the Trust's gearing ratio was 15.32% and the gross assets stood at \$949.99 million, with total borrowings of \$145.50 million.

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.

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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