

ANNOUNCEMENT

Monday, 1 August 2016



Australian Unity Healthcare Property Trust – ARSN 092 755 318

Acquisition of two properties in Robina

We are pleased to advise that the Australian Unity Healthcare Property Trust (Trust) has acquired two properties, in Robina, Queensland, for \$29.89 million (excluding transaction costs). Settlement occurred on 28 July 2016.

The Campus Alpha Building at 2 Investigator Drive, Robina, was purchased for \$26.225 million, and has a lettable area of 4,404 square metres. It has initial net property income of \$2.02 million a year, which represents a yield of 7.70%. The building was developed as a medical and government services office building and is over three levels. It has 142 spaces for parking on the ground and basement levels.

Additionally, vacant land at 34 Investigator Drive, Robina, has been purchased for \$3.77 million. The land lies between the Campus Alpha Building and Lot 1 Campus Crescent, Robina.

These purchases are consistent with the Trust's stated strategy to grow the property portfolio through the acquisition of new properties and the enhancement of existing properties. Funding for the new properties was sourced through a combination of debt and cash reserves.

These acquisitions follow the purchase of land at Lot 1, Campus Crescent, Robina, in April, for \$3.92 million, and is in addition to ownership of the Robina Private Hospital which is undergoing development and due for completion in September 2016.

At 29 July 2016 the Trust's gearing ratio was 23.34% and the gross assets stood at \$1,104.33 million, with total borrowings of \$257.70 million.

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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