

# ANNOUNCEMENT

Thursday, 4 August 2016



## Australian Unity Healthcare Property Trust – ARSN 092 755 318

### Borrowing facility refinanced

The Australian Unity Healthcare Property Trust (Trust) syndicated borrowing facility has been refinanced with the borrowing capacity increasing from \$300 million to \$420 million. The refinancing achieved a better commercial outcome for the Trust and represents an improved outcome for the Trust's investors.

The new facility is provided by three top-tier banks, all of which were members of the syndicate that supported the previous facility. The successful refinancing at a lower cost of debt demonstrates the quality of the Trust, its assets and our active management approach.

### Continuous disclosure information

The Trust's borrowing facility is secured by all the Trust's assets and is summarised in the table below as at 22 July 2016 and as specified:

Borrowing details	
Borrowing facility drawn amount	\$230.50 million
Borrowing facility limit	Tranche A: \$270 million Tranche B: \$150 million
Borrowing facility maturity	Tranche A: 21 July 2021 Tranche B: 30 June 2019
Borrowing facility Loan to Valuation Ratio covenant limit	50.00%
Fund Loan to Valuation Ratio calculated in accordance with borrowing facility definition	28.28%
Amount by which value of assets must decrease before a borrowing facility covenant is breached	43.44%
Borrowing facility Interest Cover Ratio covenant limit	1.75 times
Fund Interest Cover Ratio calculated in accordance with borrowing facility definition*	11.84 times
Amount by which the operating cash flow must decrease before a borrowing facility covenant is breached*	85.23%
Borrowing facility interest rate (inclusive of borrowing margin, line fees and interest rate hedges)	3.37% p.a.
% of borrowings hedged	0.00%
Weighted hedge expiry	Nil

\* The financial information is extracted from the Trust's accounting and property management records as at 30 June 2016.

Under the terms within the borrowing facility, provided the Trust obtains the prior written consent of the lender, there are no terms that may be invoked as a result of investors exercising their rights under the Trust's Constitution.

### 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:

Retail Units	AUS0102AU
Wholesale Units	AUS0112AU
Class A Units	AUS0037AU