

Announcement

23 August 2016



Australian Unity Healthcare Property Trust – ARSN 092 755 318

Property revaluations

Two of the Trust's properties were independently valued during August 2016, with a net increase of \$2.32 million or 3.37% from the properties' [book value](#) immediately prior to valuation. The material variations included:

8 Herbert Street, St Leonards, NSW – The independent value of 8 Herbert Street, St Leonards, increased in value by \$1.48 million or 3.85% from the property's book value immediately prior to valuation. The uplift was largely attributable to the reduction in the capitalisation rate from 8.75% to 8.25%.

Robina Private Hospital, Robina, QLD – The independent valuation of the Robina Private Hospital increased in value by \$0.84 million or 2.76%. The uplift was largely attributable to the capital works conducted on the development since February 2016 and a reduction in the capitalisation rate from 7.50% to 7.00%.

Valuation details:

Property	Pre-valuation book value	New independent valuation	Previous capitalisation rate (%)	New capitalisation rate (%)	Variance to book value	Variance to book value (%)
8 Herbert Street, St Leonards, NSW	\$38,517,607	\$40,000,000	8.75%	8.25%	\$1,482,393	3.85%
Robina Private Hospital, Robina, QLD	\$30,385,848	\$31,225,000	7.50%	7.00%	\$839,152	2.76%
Total	\$68,903,455	\$71,225,000			\$2,321,545	3.37%

At 22 August 2016 the Trust's gearing ratio was 23.27% and the gross assets stood at \$1,107.39 million, with total borrowings of \$257.70 million.

More information

We regularly provide up to date information about the Trust, including monthly 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' section of this website or contact Investor Services on 13 29 39 for copies of the Fund Update.

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Retail Units AUS0102AU

Wholesale Units AUS0112AU

Class A Units AUS0037AU