

# Announcement

15 May 2017

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

### Applications open

Effective 15 May 2017, the temporary suspension of applications in the Trust has been lifted. The Responsible Entity may choose to close the offer of units once it has received at least \$150 million of applications.

The Responsible Entity will accept applications:

- subject to maximum exposure limitations provided below under 'Maximum exposure limit'.
- to the level that it determines necessary to complement funding needs for future development proposals for the Trust.

**Applications will be processed in order of receipt at the Melbourne office.**

Concurrently the Trust will accept applications:

- from existing investors of a total amount in aggregate of at least \$75 million.
- of at least \$5 million from related parties and employees of the Australian Unity Group.
- from new investors.

This offer of units is limited. Investors considering applying for units should act promptly as the Responsible Entity will close the offer once the required level of funding is reached. This offer of units may close quite quickly.

Investors should consider carefully the maximum exposure limitations in considering whether to make and the size of any application to the Trust.

### For more information on the Trust's unit classes

For investment into the Trust's Wholesale Units and Class A Units, investors should refer to the Trust's current [Product Disclosure Statement](#) and continuous disclosure information available from our website.

Existing investors of the Trust's Retail Units should refer to the [Retail Units Product Disclosure Statement](#) and continuous disclosure information available from our website.

### Maximum exposure limit

We have determined to introduce, until further notice, a limit of 15% of the Trust's net tangible assets as the maximum exposure an investor, or the aggregated exposure of a group of 'associated investors', may have in the Trust (Maximum Limit).

The introduction of the Maximum Limit is intended to manage the Trust's position, including the preservation of the Trust's:

- current liquidity provisions;
- status as a public unit trust scheme for stamp duty purposes; and
- status as a managed investment trust for income tax purposes.

The Maximum Limit will apply until further notice.

Australian Unity Funds Management Limited ABN 60 071 497 115 AFS Licence No. 234454

Address 114 Albert Road, South Melbourne VIC 3205 Investor Services T 13 29 39 Adviser Services T 1800 649 033

Website [australianunity.com.au/wealth](http://australianunity.com.au/wealth) Email [investments@australianunity.com.au](mailto:investments@australianunity.com.au)

Applicable to Australian Unity Healthcare Property Trust

Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU

# Announcement

12 May 2017

## Group of associated investors

We may consider whether an investor is likely to be a member of a group of 'associated investors'. An investor may be considered to be an 'associated person' of another investor if we consider it exhibits, or we become aware of one or more of the following attributes with respect to the investor:

- The investor is, either in partnership with or by other arrangement, associated with another person or entity which also has investments in the Trust, (trustee and custodial arrangements may be excluded in this assessment).
- The investor has indicated that it has an arrangement with an AFS Licensed or authorised dealership and/or adviser which also has arrangements with other investors of the Trust.
- The investor is an 'associated person' of one or more existing investors under a Duties Act of a State or Territory.

If an investor is identified as an 'associated person' of another investor under the above tests we may consider the aggregated exposure to the Trust of the 'associated investors'. If the limit of 15% of the Trust's net tangible assets is likely to be exceeded, the Maximum Limit will apply to the 'associated investors'.

However we reserve the right, in our sole absolute discretion, to interpret how the Maximum Limit applies in relation to any particular investor or class or group of investors, including whether two or more investors are associated investors.

## More information

We regularly provide up to date information about the Trust, including quarterly Fund Updates and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, Trust diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Trust information' section of this website or contact Investor Services on 13 29 39 for copies of the Fund Update.

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