

Announcement

6 June 2017

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Sale of units in Generation Healthcare REIT (ASX : GHC)

The Trust has accepted an all-cash, unconditional off-market takeover bid to acquire its units in GHC for \$2.30 per GHC unit. The proceeds of the sale are expected to be primarily used to reduce borrowings in the short term, and are expected to be re-deployed towards funding of the Trust's existing acquisition and development pipeline over the medium term.

Prior to the sale of its GHC units, the Trust was a substantial holder of GHC, holding approximately 10.14% of the GHC units on issue. Between 31 January 2008 and 28 February 2017, the Trust acquired 24,452,367 units in GHC via on-market acquisition and additional investment via rights issues and reinvestment of distributions. The average acquisition price per unit for these investments was \$1.63.

We are pleased to advise that the sale of the Trust's holdings in GHC at the Offer Price resulted in an Internal Rate of Return of **14.6% p.a. (pre-tax)** over the holding period of the investment.

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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Applicable to Australian Unity Healthcare Property Trust

Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU