

Announcement

24 May 2019

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Sale of securities in Arena REIT (ASX : ARF)

The Trust has settled the sale of a portion of its securities in ARF for \$2.67 per ARF security. 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 the Trust's acquisition and development pipeline over the short to medium term.

Prior to the sale of its ARF securities, the Trust was a substantial holder of ARF securities, holding approximately with 12.2% of the ARF securities on issue. The Trust acquired ARF securities between August 2014 and August 2017 via on-market acquisitions, rights issues and reinvestment of distributions. The average acquisition price per security for these investments was \$1.63.

We are pleased to advise that the sale of ARF securities resulted in an Internal Rate of Return of 15.0% (pre-tax) over the holding period of the investment. The Trust continues to be a substantial holder of ARF securities with approximately 8.1% of ARF securities on issue.

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